

HT168.F35C58 1995

*City of Fairhope*

# ***COMPREHENSIVE PLAN***



Adopted By  
**The Fairhope Planning Commission**  
**August 7, 1995**

HT  
168  
.F35  
C58  
1995

*Prepared by*  
***The South Alabama Regional Planning Commission***  
651 Church Street, Post Office Box 1665, Mobile, Alabama 36633

## TABLE OF CONTENTS

	<u>Page</u>
COMPREHENSIVE PLAN INTRODUCTION .....	1
SOCIO-ECONOMIC CHARACTERISTICS .....	5
Population Analysis .....	5
Economy .....	21
HOUSING .....	39
TRANSPORTATON .....	61
COMMUNITY FACILITIES AND SERVICES .....	77
LAND USE .....	97

## LIST OF TABLES

<b><u>Table No.</u></b>		<b><u>Page</u></b>
1	Population Trends .....	7
2	Migration Trends .....	8
3	Population by Race and Sex .....	11
4	Persons by Household Type and Relationship .....	13
5	Households by Persons in Households .....	14
6	Stepdown Technique Population Projections .....	17
7	Educational Attainment .....	21
8	Family Income .....	22
9	Household Income .....	24
10	Per Capita Income .....	25
11	Income Characteristics .....	26
12	Persons with Income below Poverty Level .....	27
13	Civilian Labor Force by Sex .....	28
14	Occupation of Employed Persons 16 Years and Over .....	29
15	Class of Worker of Employed Persons 16 Years and Over .....	30
16	"At Place" Employment .....	31
17	Major Employers .....	32
18	License Revenues .....	33
19	Employment by Industry .....	34
20	Major Industry/Manufacturers and Employment .....	35
21	Construction Activity .....	37
22	Age of Structure .....	41
23	Type of Housing .....	42
24	Housing Units by Type of Structure .....	42

## LIST OF TABLES (continued)

<b>Table No.</b>		<b>Page</b>
25	Housing Tenure and Vacancy .....	43
26	Monthly Cash Rent of Renter-Occupied Units .....	46
27	Value of Owner Occupied Housing Units .....	47
28	Vacant and Seasonal Housing Units .....	48
29	Housing, Occupancy, Utilization and Financial Characteristics .....	49
30	Persons per Room .....	50
31	Housing Structural Conditions .....	52
32	Housing Units by Type of Structure .....	52
33	Housing Unit Requirements .....	56
34	MATS Model Capacities by Functional Class .....	66
35	Historical Average Daily Traffic Volumes .....	69
36	Ten-Year Police Information Summary .....	82
37	Fire Department Inventory .....	84
38	Ten-Year Fire Department Activity .....	86
39	Inventory of Schools .....	90
40	Land Area .....	100
41	Existing Land Use .....	101
42	Comparison of Current and Zoned Land Use .....	106
43	Land Use Relationships .....	104
44	Existing and Projected Land Use .....	109
45	Development Type and Lot Area .....	111

## LIST OF FIGURES

<b>Figure</b>		
<b><u>No.</u></b>		<b><u>Page</u></b>
1	Location Map .....	2
2	Planning Area .....	4
3	Population and Growth Rates .....	6
4	Percent Distribution by Age Group .....	9
5	Percent Distribution of Population by Sex and Age Group .....	10
6	Marital Status and Sex of Population 15 Years and Over .....	12
7	Growth Rate Population Projections .....	15
8	Historic and Projected Population by Regression Analysis .....	18
9	Historic and Projected Population .....	19
10	Families by Income .....	23
11	Tenure and Vacancy of Housing Units .....	44
12	Occupied Housing Tenure by Race of Householder .....	45
13	Existing Transportation Network .....	62
14	Functional Classification Method and Mobility vs. Access .....	63
15	Level of Service .....	65
16	Traffic Count Sites .....	68
17	Traffic Projections .....	71-73
18	Organizational Structure .....	78
19	Fire Department's Jurisdiction .....	83
20	Existing Land Use .....	102
21	Future Land Use .....	110

# THE COMPREHENSIVE PLAN

## *Introduction*

The Comprehensive Plan is an official public document adopted by a local government. It sets forth policy guidelines for the future physical development of the community. As its name implies, the plan encompasses all the physical and social elements which bear on the growth of the development of the City.

The plan is long range. This means that it looks past current issues 15 to 20 years in the future. This type of long-range perspective necessitates a plan very general in nature, which is why recommended policies and proposals contained in it do not always define specific locations or regulations. Flexibility is its keynote, since the future holds many unforeseen events.

Of course, the whole idea behind a plan is that it be utilized. For that reason, the formulation of the Comprehensive Plan is only the first step in a continuing planning process. To make the plan a reality, it must be adopted by the local government and used. In no other way will it have any worth to the community.

## *Purpose and Scope*

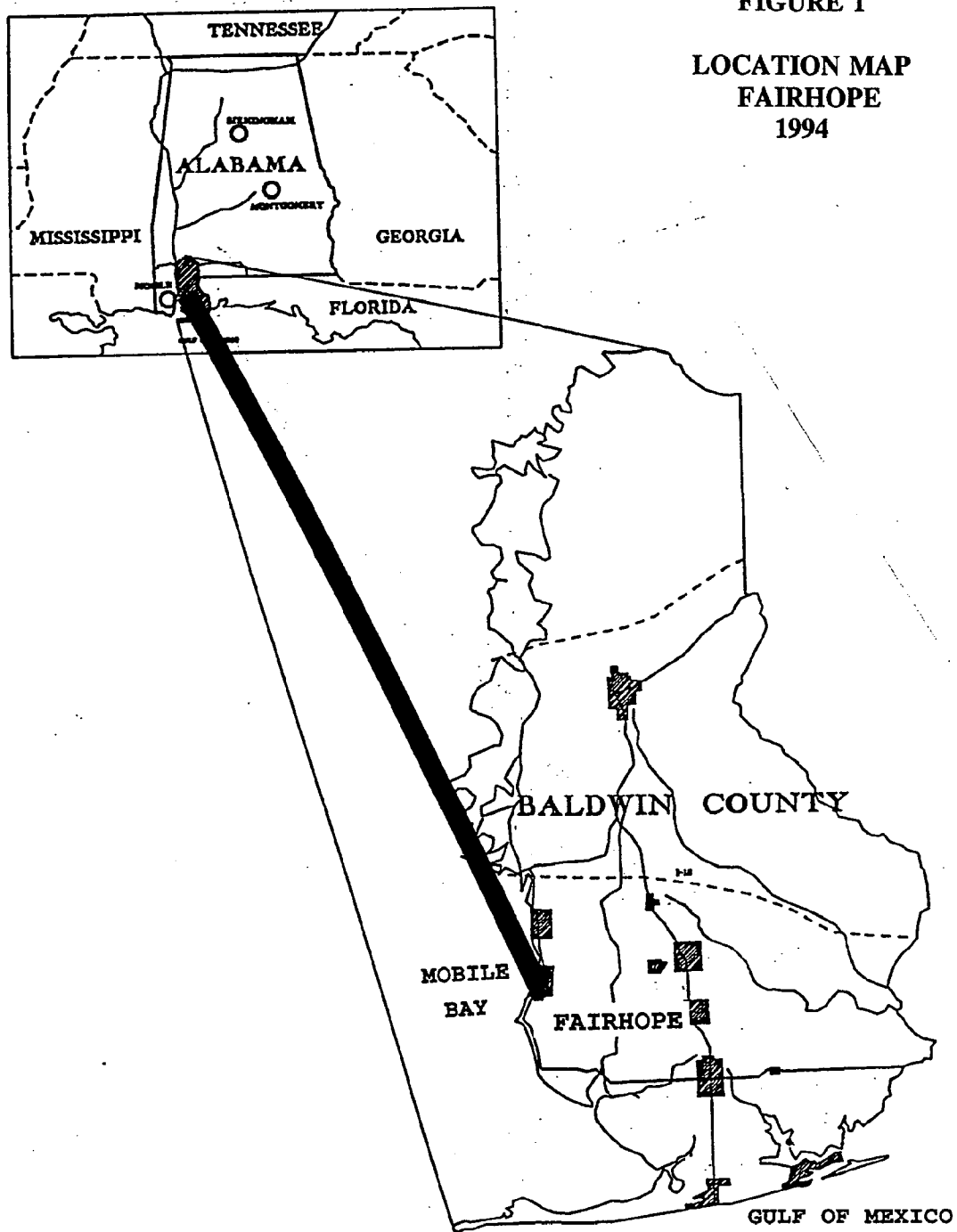
To maintain the comprehensiveness, which a plan must have to be useful, the scope of the plan has to be broad. Similarly, other events which occur on the national, state, regional or county level can directly or indirectly affect the local community. The plan cannot afford to be narrow in its scope, otherwise it will miss addressing some important determinants of development and growth, which will in turn limit its overall usefulness. The degree to which the plan furnishes local decision-makers with useful policies that relate to this purpose will determine its success.

The main purpose of this plan, as explained previously, is to inter-relate the existing and man-made urban environment with the community's wants and needs for the future.

The history of the City of Fairhope is a unique and well-documented one. Fairhope has developed from an economic and social experiment to an economically vital and visually appealing community, which others use as an ideal. This Comprehensive Plan provides an update of the existing population, economic, housing, transportation and land use data and characteristics. A future land use plan was developed to guide Fairhope's growth. Fairhope is planning for the future, to retain and further develop its positive attributes.

## *Regional Setting*

Fairhope is located in southwest Alabama. The region is bordered by Mississippi on the west and Florida on the East. The location map, Figure 1, shows the location of the area in reference to the Gulf of Mexico and bordering states.



Source: South Alabama Regional Planning Commission

The prominent physical feature of the region is its coastline. The South Alabama Region which consists mainly of Baldwin and Mobile Counties, contains approximately 215 (346 kilometers) of coastline.

Fairhope is located on the eastern shore of Mobile Bay, in Baldwin County. The City of Daphne and the community of Montrose are located to the north. Silverhill is west of Fairhope and Point Clear and Barnwell, to the south. Highway 104 runs eastward at the northern edge of the city limits, while Highway 44 is just south of the City limits. North-south highway axis include U.S. Hwy. 98, alternate Hwy. 98 and Section Street. Access to Interstate 10 is available via U.S. Hwy. 98 north. The metropolitan area of Mobile with a population of approximately 379,000 lies to the west about 20 miles (48 kilometers) via U.S. Hwy. 98 and Interstate 10. To the east is Pensacola, Florida, a metropolitan area containing about 344,400 people. It is approximately 45 miles (57 kilometers) away. Both of these metropolitan areas have had, and will continue to have, an effect upon Baldwin County and Fairhope.

Baldwin County is one of the fastest growing counties in Alabama. During the ten years between 1980 and 1990, it experienced a 25.1 percent increase in its population. According to the Baldwin County Development Plan, a recent study of the Region's population and economy, prepared by the South Alabama Regional Planning Commission, Baldwin County is expected to continue to experience rapid growth during the next 20 years. It is the responsibility of the local government to remain aware of the regional influences which have an impact on the community, because they affect the timing, strength and direction of the community's growth.

### ***Planning Area***

A City's problems are not always confined to its corporate limits. For this reason the City of Fairhope and an area approximately one mile outside of its corporate limits was chosen as the Planning Area, or the geographic area of study for this Comprehensive Plan (Figure 2). The designation of the Planning Area is in recognition of the fact that the entire area is one physical, social and economic entity. The City also has the legal authority to control the subdivision of land in this area, as well as the possibility to annex it sometime in the future. Proper utilization of either of these powers requires in-depth information about this entire area.

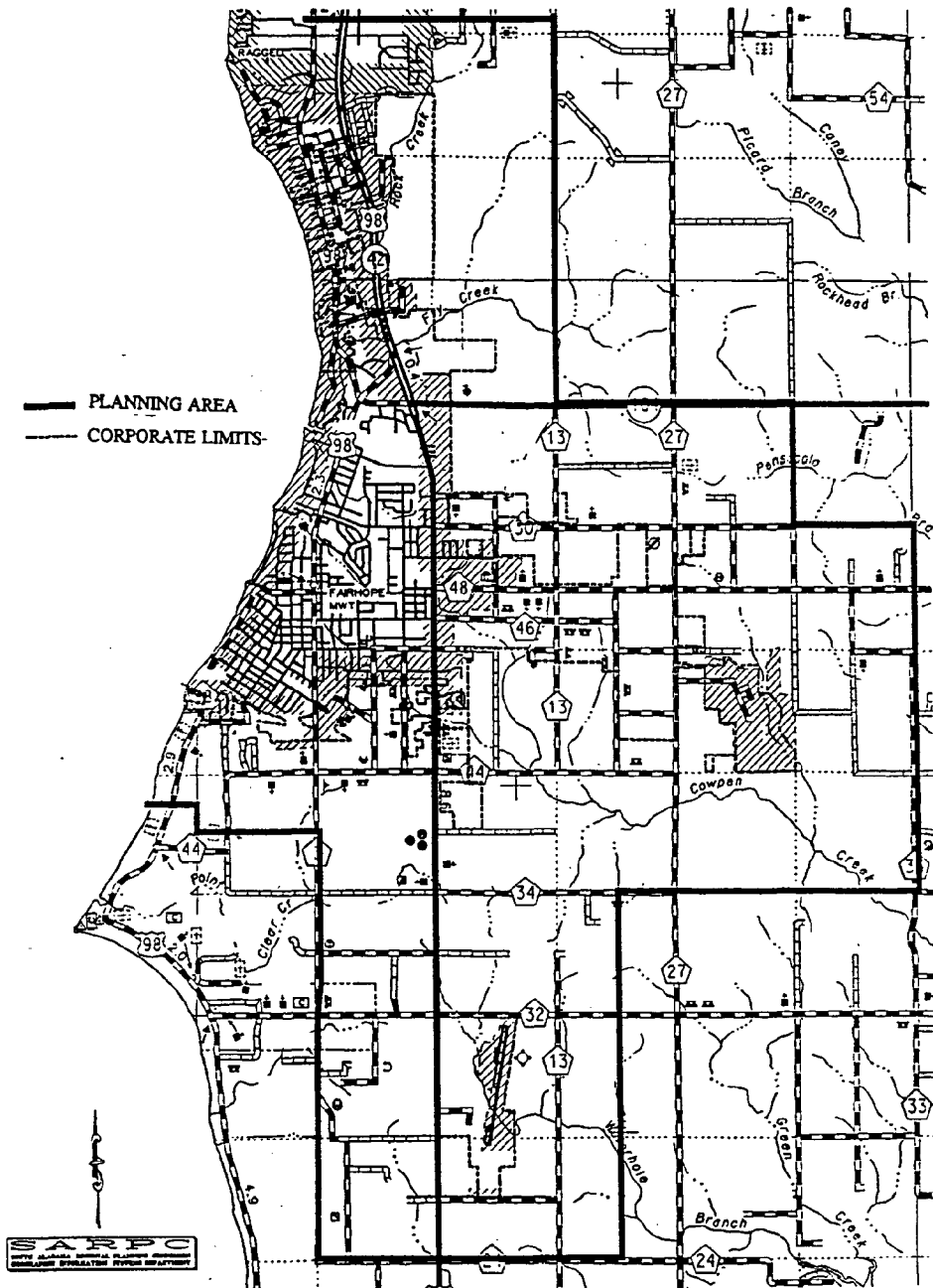
### ***Planning Period***

The planning period chosen is twenty years, from 1990 to 2010. This time frame was chosen because meaningful planning proposals could be developed for that length of time. The 1990 U.S. Census data was often used when more recent data was unavailable. A shorter span of time, six years, is given more specific attention in the plan, since short-run decisions generally have a great effect upon long-range developments. Both the short and long-range periods are important to the plan's ultimate purpose.



**FIGURE 2**

**PLANNING AREA  
FAIRHOPE  
1994**



**Source: South Alabama Regional Planning Commission**

## **SOCIO-ECONOMIC CHARACTERISTICS**

### **POPULATION ANALYSIS**

#### ***Introduction***

Examination of the recent trends in population change in Fairhope and Baldwin County reveals much about the community and context area, especially when these trends are compared to the growth and development of the economic factors affecting the community. This information is used in formulating an effective comprehensive plan and public policies.

To understand the growth and development of Fairhope, an analysis of the population characteristics and economic conditions is necessary. Knowledge of these factors affords some insight into the future. This section of the plan focuses on population change and the population's characteristics. The economic well-being of the community is analyzed through educational attainment of its citizens, income, poverty status, and employment characteristics.

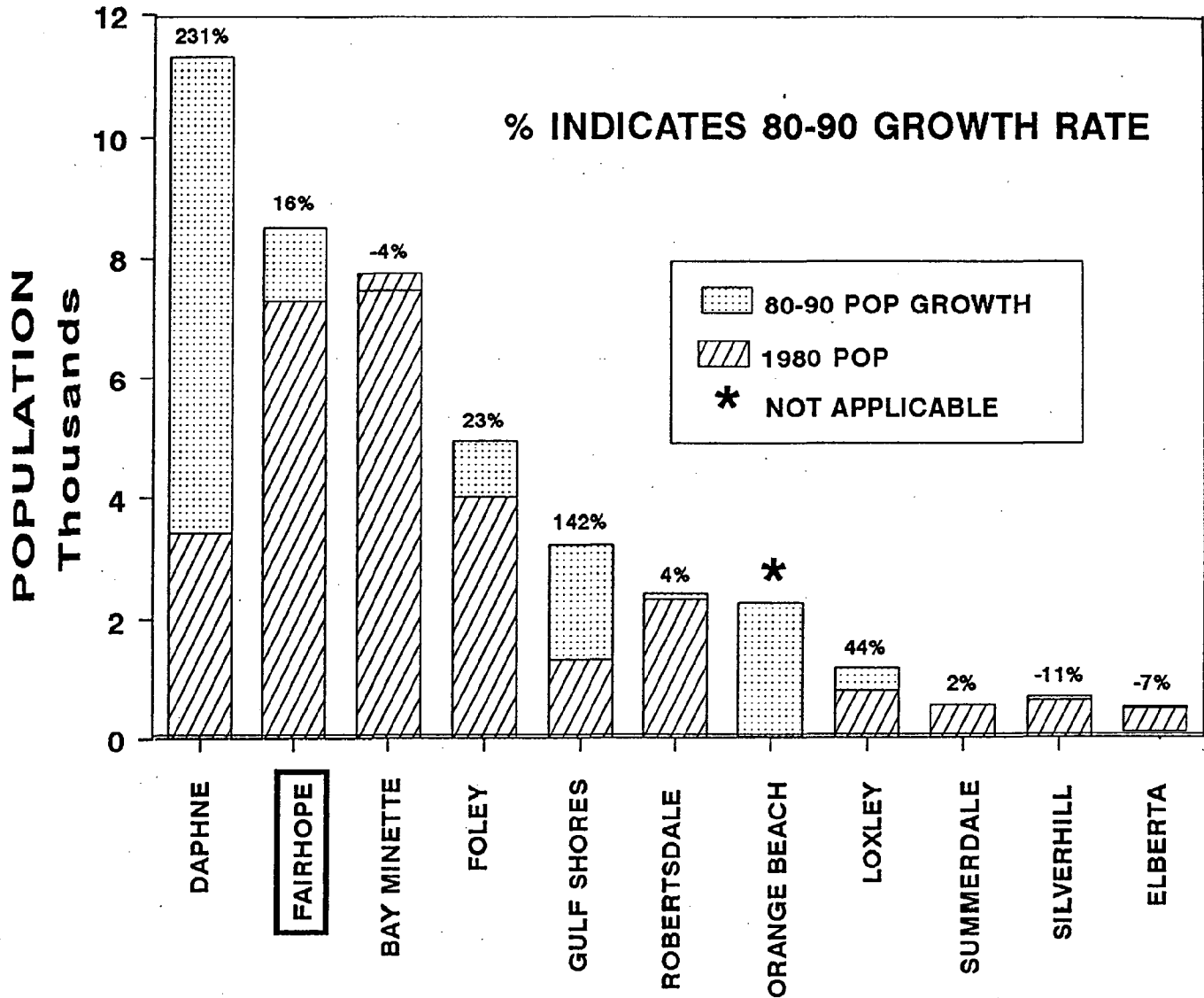
#### ***Population Trends***

Historically, Fairhope's population continues to increase, although the recent rate of growth has not been as significant as from 1940 to 1960. Starting with 1940, the highest increases occurred from 1940 to 1950 (81.8 %) and from 1950 to 1960 (44.8%), which continued until the growth slowed down from 1960 to 1970 (17.7%). Fairhope's population increased 27.6 percent from 1970 to 1980 and 16.2 percent from 1980 to 1990. Compared to the county as a whole, during the 1980-1990 period, Baldwin County showed a higher rate of growth (25.1%) than did Fairhope. In 1990, there were 8,485 persons residing in Fairhope. From 1990 to 1992 both Fairhope and Baldwin County experienced significant growth, with Fairhope exceeding the County at 9.3 percent compared to 8.2 percent. Population growth rates are shown for Fairhope and Baldwin County's other incorporated areas in Figure 3. With respect to population, Fairhope is the second largest municipality in Baldwin County. The population trends are depicted in Table 1.

Fairhope's assets and quality of life have recently been catalogued in national news publications, and these occurrences can only serve as additional catalysts for growth. Fairhope was cited by Money Magazine's annual guide to retirement communities [February, 1994] as one of the top desirable retirement communities in the nation. Additionally, in the following month [March, 1994], Fairhope was the primary focus of the New York Times Travel Section. Given the national recognition, Fairhope will undoubtedly experience continued increases in population, particularly within the retiree segment of the population.

FIGURE 3

POPULATION AND GROWTH RATES  
BALDWIN COUNTY MUNICIPALITIES  
1980 - 1990



Source: Alabama Municipal Data Book, 1993

NOTE: Spanish Fort is not included as it was not incorporated until 1994.

TABLE 1  
POPULATION TRENDS  
FAIRHOPE AND BALDWIN COUNTY  
1930-1990

<u>Year</u>	<u>Fairhope</u>		<u>Baldwin County</u>		<u>Fairhope as a % of County</u>
	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>	
1930	1,549	---	28,289	---	5.5
1940	1,845	19.1	32,324	14.3	5.7
1950	3,354	81.8	40,997	26.8	8.2
1960	4,858	44.8	49,088	19.7	9.9
1970	5,720	17.7	59,382	21.0	9.6
1980	7,299	27.6	78,556	32.3	9.3
1990	8,485	16.2	98,280	25.1	8.6
		<u>% Change Since 1990</u>		<u>% Change Since 1990</u>	
1992	9,277	9.3	106,349	8.2	8.7

Sources: U.S. Census, 1930-1990, Summary Tape File 1A  
Calculations, South Alabama Regional Planning Commission

### *Factors Influencing Growth*

There are three basic factors which directly influence the population growth of a community: (1) natural increase (births minus deaths); (2) migration (movement into or out of a community); and, (3) annexation (increasing or decreasing the community land area and thus, adding to or subtracting from the resident population of that area).

By applying the birth and death rates compiled by the Alabama Center for Health Statistics for Fairhope, the change in population from 1980 to 1990 due to the birth-death process was negative 0.5 percent. As Table 2 shows, there was a natural occurrence of the number of deaths exceeding the number of births by 6.

Thus, considering only natural forces, the City of Fairhope would have experienced a population decrease of 6 persons or a total of 7,293 in 1990. However, the City's actual population of 8,485 represented an increase of 1,192 persons. This was primarily due to in-migration. In this same period, the County had a net in-migration of 14,491 persons.

Annexation has also been a component of Fairhope's population increase. Recent annexations to the north, including the subdivisions of Rock Creek and the Woodlands, and lots throughout Montrose, have added significantly to the City's total land area without producing major increases in population. As these subdivisions develop, increases in populations will be experienced. Due to the relatively low population densities in areas just outside of the corporate limits, it is unlikely that annexation will be a major factor in significantly altering Fairhope's future population levels. Presently there is a moratorium on annexation which has been an ongoing occurrence in areas contiguous to the north and southeast corporate limits in recent years.

---

**TABLE 2**  
**MIGRATION TRENDS**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1980-1990**

	<u>Fairhope</u>	<u>Baldwin County</u>
1980 Population	7,299	78,556
Total Births	1,221	13,132
Total Deaths (Minus)	-1,227	-7,899
Natural Increase	-6	+5,233
Expected 1990 Population (1980 Population Plus Natural Increase)	7,293	83,789
Actual 1990 Population	8,485	98,280
Population Gain from Migration (Actual 1990 Population Minus Expected 1990 Population)	+1,192	+14,491

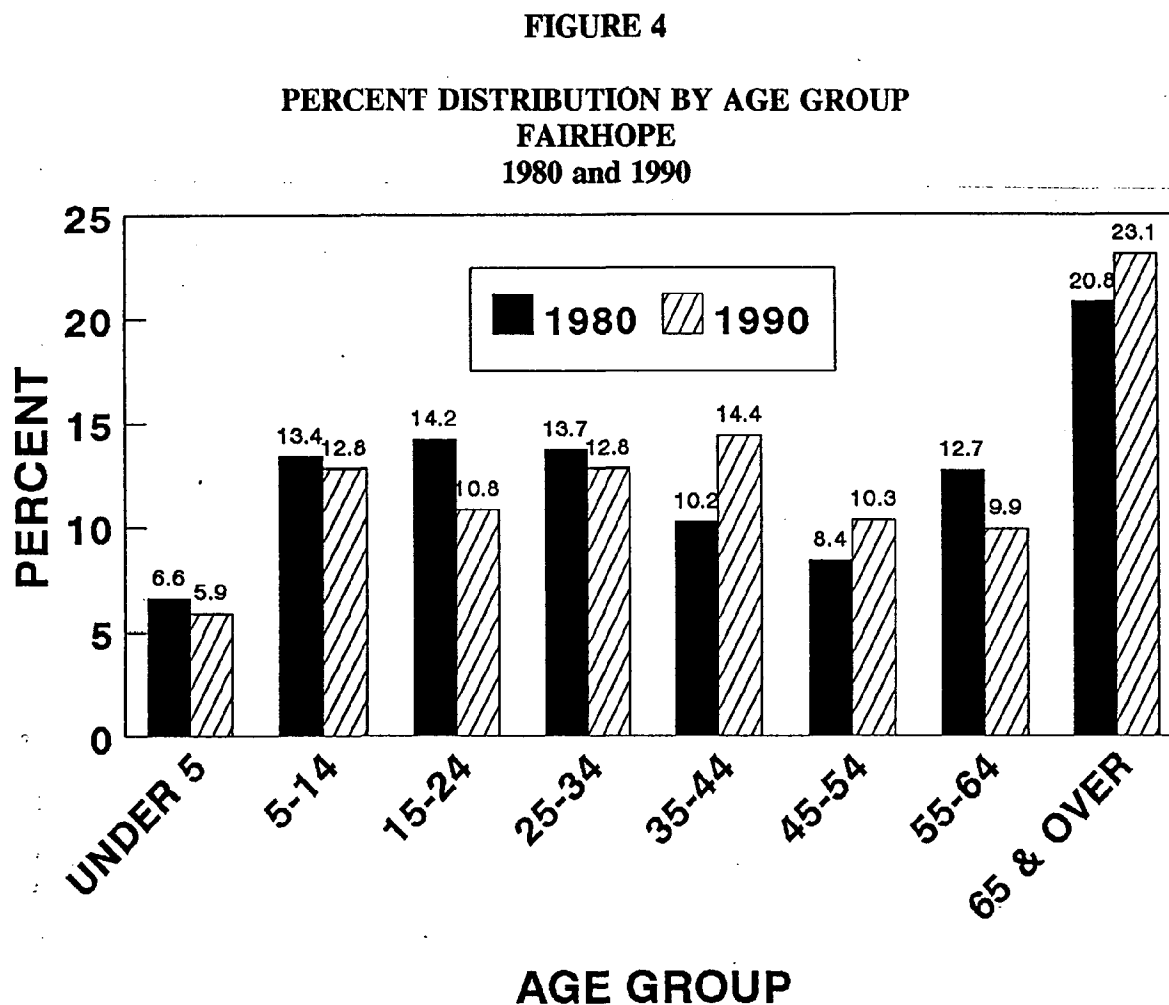
---

Sources: 1980 and 1990 U.S. Census of Population, Summary Tape File 1A  
Alabama Municipal Data Book 1993  
Alabama Center for Health Statistics

## Age

The 1990 U.S. Census of Population indicates that the median age of Fairhope's population was 40.3. In 1980, the median age was 37.1 years, indicating that the population is getting older. Approximately 27.2 percent of the population was between the ages of 25 and 44 in 1990. This group is generally referred to as the most economically productive age group. The age group between 5 and 24 comprised 23.6 percent of the total population. Historically, there has been a decrease in this age group from 27.6 percent of 1980's population. Senior Citizens, those persons who are 65 years and older, comprised 23.1 percent of the total population, and have increased from 20.8 percent in 1980.

Figure 4 presents age group comparisons for 1980 and 1990. Generally, Fairhope's population has been aging and has fewer children. Given the general population trend and Fairhope's social environment, this population profile is expected to continue in the near future.



Source: U.S. Census, 1980, 1990, Summary Tape File 1A

## Sex

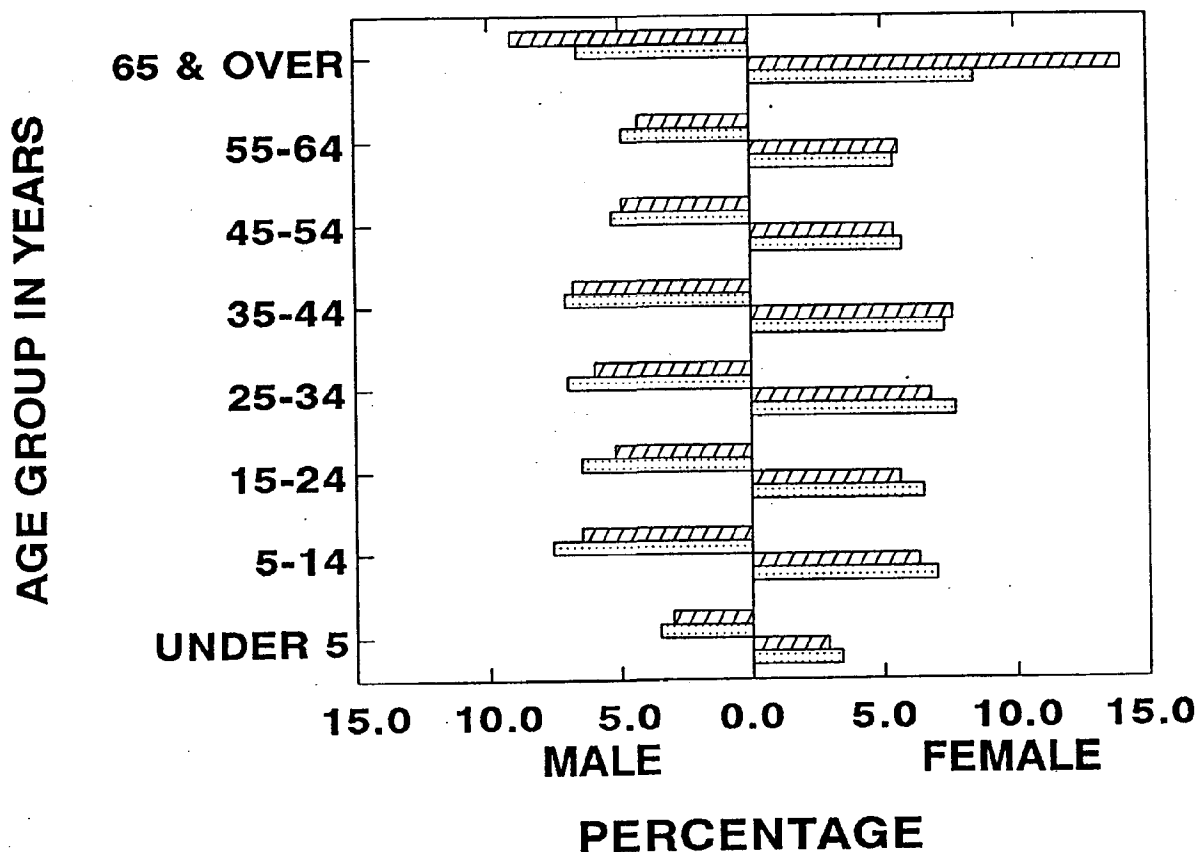
The population composition by age and sex is shown on Figure 5. Fairhope and Baldwin County were very similar in composition for all of the age groups, with a greater number of females in all age groups from 35 years old and up. The largest percentage of both males and females were in the 65 years and older age group, representing 9.1 and 14.0 percent, respectively. The 1990 Census shows that females represented 54.2 percent of the population of Fairhope. Only 36.8 percent of all females were in the childbearing age groups, between 15 and 44 years of age. Males comprised 45.8 percent of the total population, the majority being between 5 and 44 years old, or 53.6 percent of the total males.

**FIGURE 5**

**PERCENT DISTRIBUTION OF POPULATION BY SEX AND AGE GROUP  
FAIRHOPE AND BALDWIN COUNTY**

1990

▨ FAIRHOPE    ▤ BALDWIN COUNTY



Source: U.S. Census, 1990, Summary Tape File 1A

### ***Racial Composition***

Fairhope is significantly populated by whites. In 1990 there were 580 Blacks living within Fairhope and 55 persons of other races. These represented only 6.8 and 0.7 percent of the total population, respectively. Table 3 shows the breakdown of the City's population by race and sex in 1990.

---

**TABLE 3**  
**POPULATION BY RACE AND SEX**  
**FAIRHOPE**  
**1990**

<u>Population</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Other</u>
Number	8,485	7,850	580	55
Percent	100.0	92.5	6.8	0.7
<u>Male</u>				
Number	3,889	3,605	261	23
<u>Female</u>				
Number	4,596	4,245	319	32

---

Source: U.S. Census, 1990, Summary Tape File 1A  
Calculations, South Alabama Regional Planning Commission

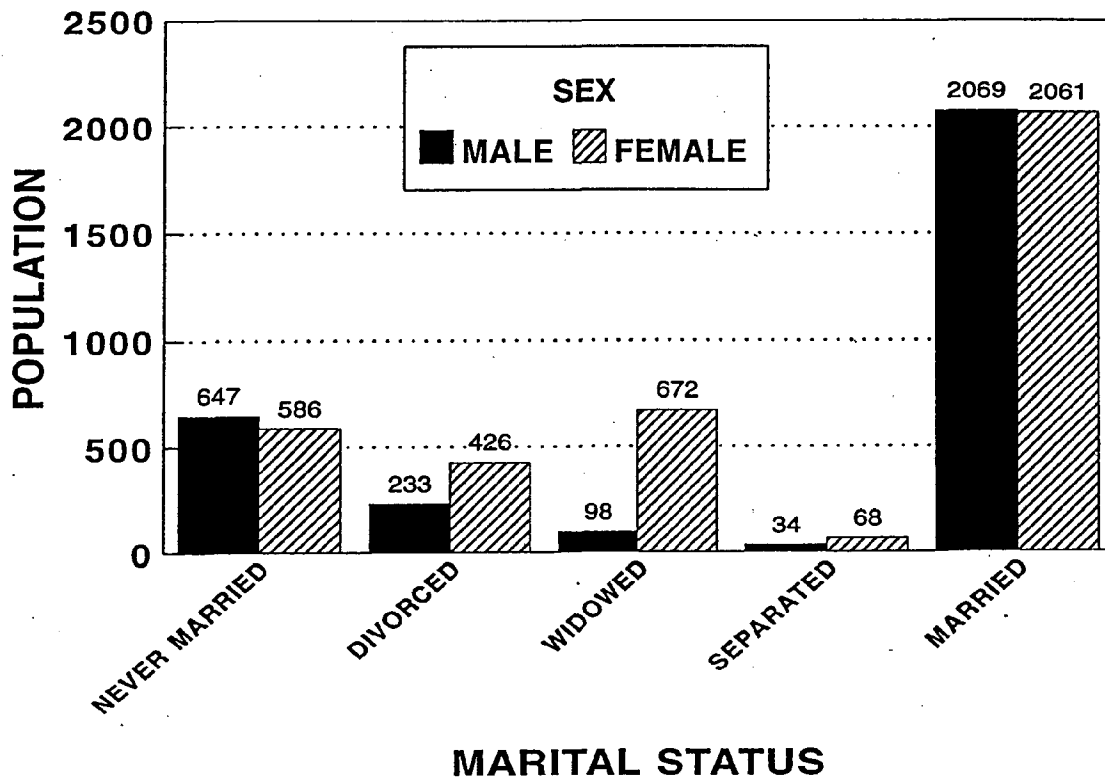
### ***Marital Status***

Figure 6 outlines the marital status of Fairhope's residents who were 15 years or older in 1990. Married persons totaled 59.5 percent; 1.5 percent were separated; 11.2 percent were widowed; 9.6 percent were divorced; and 17.9 percent had never married. More females were divorced, widowed and separated than males, who outnumbered females only in the never-married category.



**FIGURE 6**

**MARITAL STATUS AND SEX OF  
POPULATION 15 YEARS AND OVER  
FAIRHOPE  
1990**



Source: U.S. Census, 1990, Summary Tape File 1A

***Households***

Over eighty-three percent of the population resided in family households, the majority of these being married couple families. Non-family households comprised the remaining 14.4 percent of the population in households and only 2.2 percent resided in group quarters. In this latter category, 76.5 percent were 65 years old or older. Refer to Table 4 for detailed information.

The 3,550 households in Fairhope had an average of 2.34 persons per household, as indicated in Table 5. Over 37.5 percent of the households contained two persons. Another 29.1 percent contained only one person. The remaining households contained 3 (14.1%), 4 (12.3%) and 5 or more (7.0%) persons.

---

**TABLE 4**  
**PERSONS BY HOUSEHOLD TYPE AND RELATIONSHIP**  
**FAIRHOPE**  
**1990**

<u>Household Type/Relationship</u>	<u>Persons</u>	<u>Percent</u>
<b>Total Population</b>	<b>8,485</b>	<b>100.0</b>
<b>Total Population In Households</b>	<b>8,298</b>	<b>97.8</b>
<b>In Family Households:</b>	<b>7,076</b>	<b>83.4</b>
Householder	2,428	
Spouse	1,995	
Other Relatives	2,589	
Non-Relative	64	
<b>In Non-Family Households:</b>	<b>1,222</b>	<b>14.4</b>
Householder Live Alone	1,032	
Householder Not Alone	90	
Non-relative	100	
<b>In Group Quarters:</b>	<b>187</b>	<b>2.2</b>
Institution	187	2.2
Other	0	

---

Source: U.S. Census, 1990, Summary Tape File 3A

**TABLE 5**  
**HOUSEHOLDS BY PERSONS IN HOUSEHOLDS**  
**FAIRHOPE**  
**1990**

<u>Persons per Household</u>	<u>Households</u>		
	<u>Number</u>	<u>Persons</u>	<u>Percent</u>
1 Person	1,032	1,032	29.1
2 Persons	1,332	2,664	37.5
3 Persons	502	1,506	14.1
4 Persons	437	1,748	12.3
5 Persons	167	835	4.7
6 Persons	55	330	1.6
7 or More Persons	<u>25</u>	<u>183</u>	<u>0.7</u>
TOTAL	3,550	8,298	100.0
AVERAGE PERSONS / HOUSEHOLD		2.34	

**SOURCE:** U.S. Census, 1990, Summary Tape File 3A

### *Population Projections*

The provision of adequate public facilities in the future is dependent upon making accurate population projections. The existing and further development of Fairhope's economic, physical and social facilities and services for both retirees and people of other ages is an influential factor.

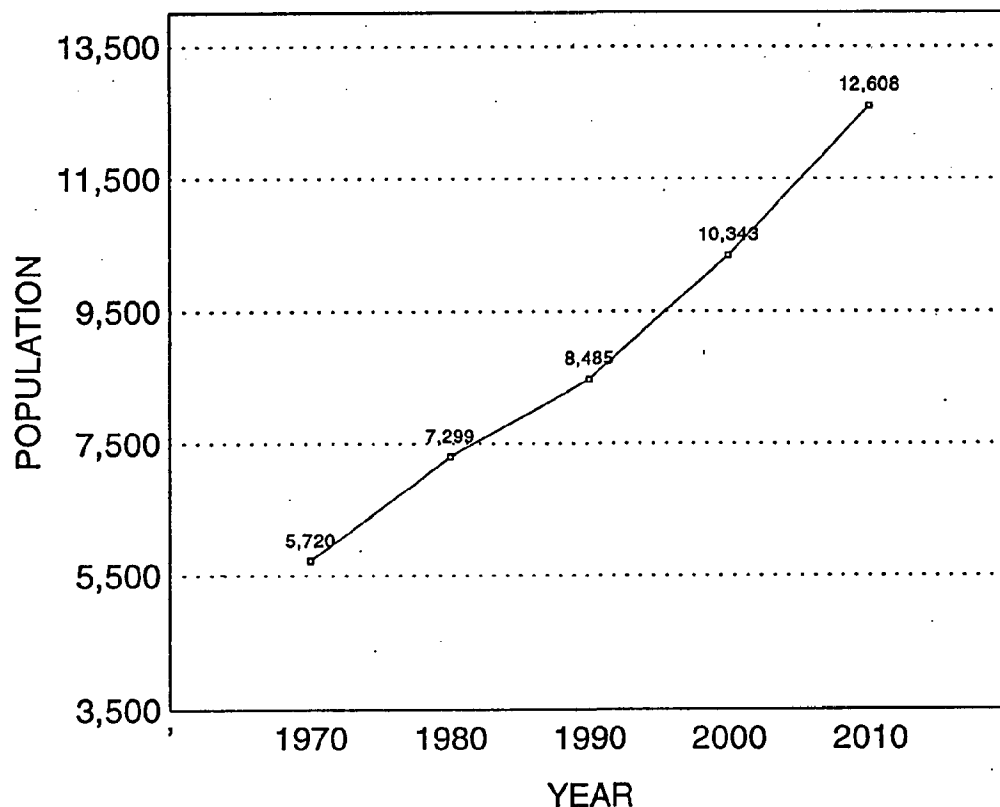
A number of methods may be employed to estimate and project the future population of Fairhope. Each method that is used is briefly described.

### **Method 1 - Growth Rate**

Two basic assumptions underlie this method. They are (1) the future population of Fairhope is independent of Baldwin County; and (2) the 1970-1990 growth rate of Fairhope's population will continue into the future.

As noted previously, Fairhope experienced a 27.6 percent increase in population from 1970 to 1980 and a 16.2 percent increase from 1980 to 1990. The average 10 year growth rate of 21.9 is applied to the 1990 population to obtain the year 2000 projection. With the assumption that this growth rate will remain constant, it is subsequently applied to the year 2000 projection in order to obtain the year 2010 estimate. Figure 7 graphically displays these projections.

**FIGURE 7**  
**GROWTH RATE POPULATION PROJECTIONS**  
**FAIRHOPE**  
**1970-2010**



Source: U.S. Census, 1980, 1990  
Projections, South Alabama Regional Planning Commission

### ***Method 2 - Stepdown Technique***

Another technique for projecting population for small areas is a "step-down" from larger area projections. In this case, the larger area is Baldwin County. This technique reverses the assumption of the previous method in that, to a large extent, it ignores the independence of the smaller area and determines the population growth by the growth pattern of the larger unit.

Technically, the step-down technique consists of deriving the smaller area population level as a function of the larger area projection through a ratio. Thus, the key elements are the projections for the larger area and the ratio which is expressed as a percentage of the larger area's population.

In 1970, Fairhope represented 9.6 percent of Baldwin County's population; by 1980 Fairhope had dropped to 9.3 percent of that of the County and by 1990 to 8.6 percent of the County. Thus, Fairhope decreased as a proportion of the County by an average of 0.5 percent for each ten-year period.

Applying this rate of decrease to the future, one could expect Fairhope to represent 8.1 percent of the County's population by 2000 and 7.6 percent by 2010. Baldwin County's population projections, which are included in the County Development Plan, are based upon historical data. Due to the relatively small increase in population from 1960 to 1970, compared to that of 1970 to 1980 and 1980 to 1990, the County's and Fairhope's population projections include three trends, "A" being the most moderate 1950-1990 trend; "B" still including the flattening effect of 1960 data, the 1960 - 1990 trend and "C" being the 1970 - 1990 trend; reflecting the population boom in the 1970's. Table 7 shows these calculated County projections and applies these rates to develop Fairhope's projections.

### ***Method 3 - Regression Analysis***

Regression analysis of Fairhope's population figures from 1960 to 1990, indicates that Fairhope will continue to grow. Population projections for the year 2000 are 9,750 and for the year 2010, 10,950, as shown on Figure 8. As these figures represent the middle projection of the three methods, they will be used in this Comprehensive Plan for projecting the demand for future housing and other community facilities.

The three methods of population projection are illustrated in Figure 9. The space between the lines indicates the area of probability of the future growth of Fairhope. The B trend (1960-1990) of the stepdown method was used in this composite of population projections.

---

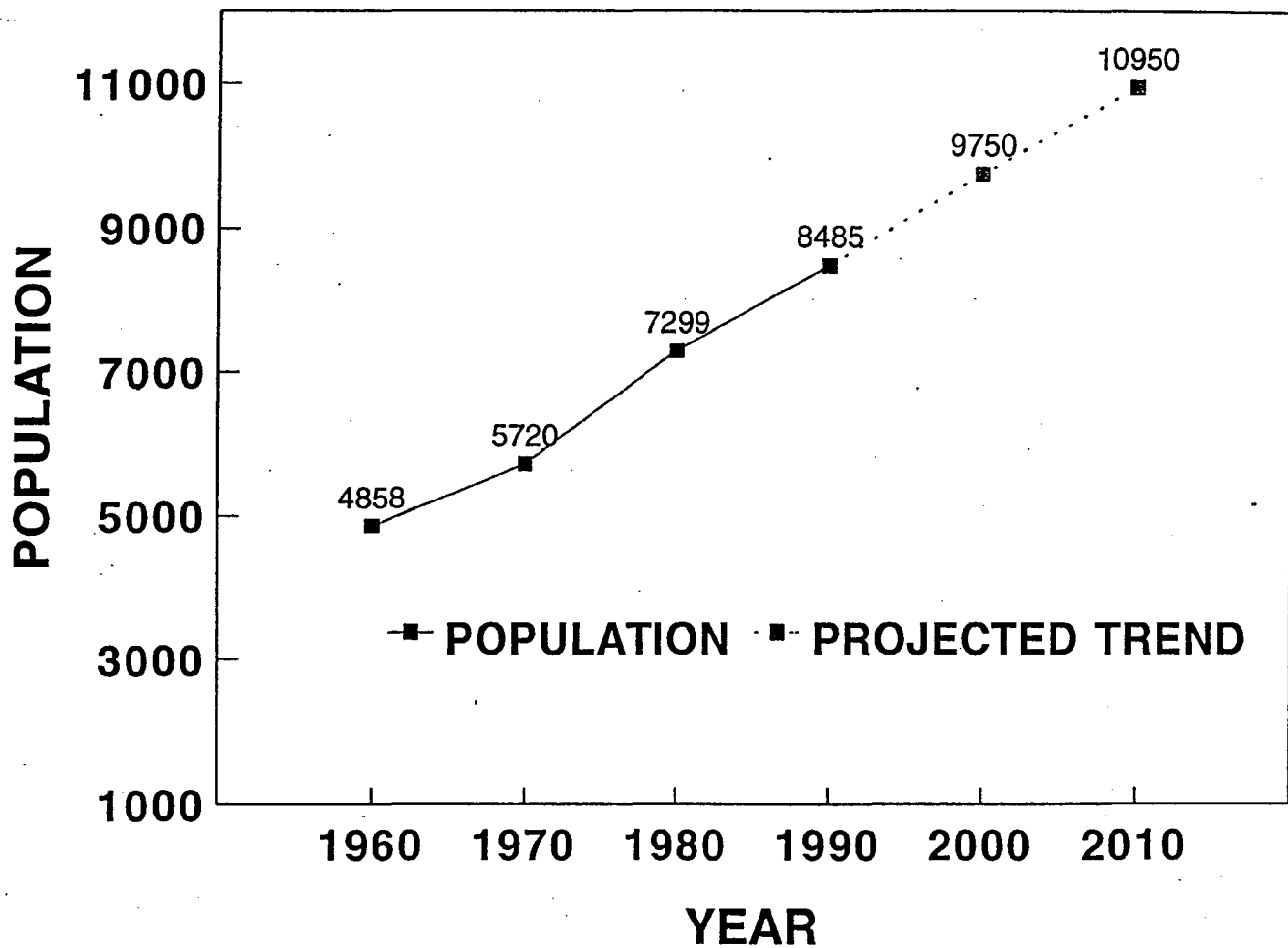
**TABLE 6**  
**STEPDOWN TECHNIQUE POPULATION PROJECTIONS**  
**FAIRHOPE**  
**1980-2010**

<u>Year</u>	<u>Baldwin County</u>	<u>Proportion</u>	<u>Fairhope</u>
1980	78,556	9.3	7,299
1990	98,280	8.6	8,485
2000	A- 110,577	8.1	A- 8,957
	B- 113,985		B- 9,233
	C- 117,683		C- 9,532
2010	A- 122,874	7.6	A- 9,338
	B- 129,689		B- 9,856
	C- 137,086		C- 10,419

---

**Source:** U.S. Census, 1980 and 1990, Summary Tape File 3A  
Projections, South Alabama Regional Planning Commission

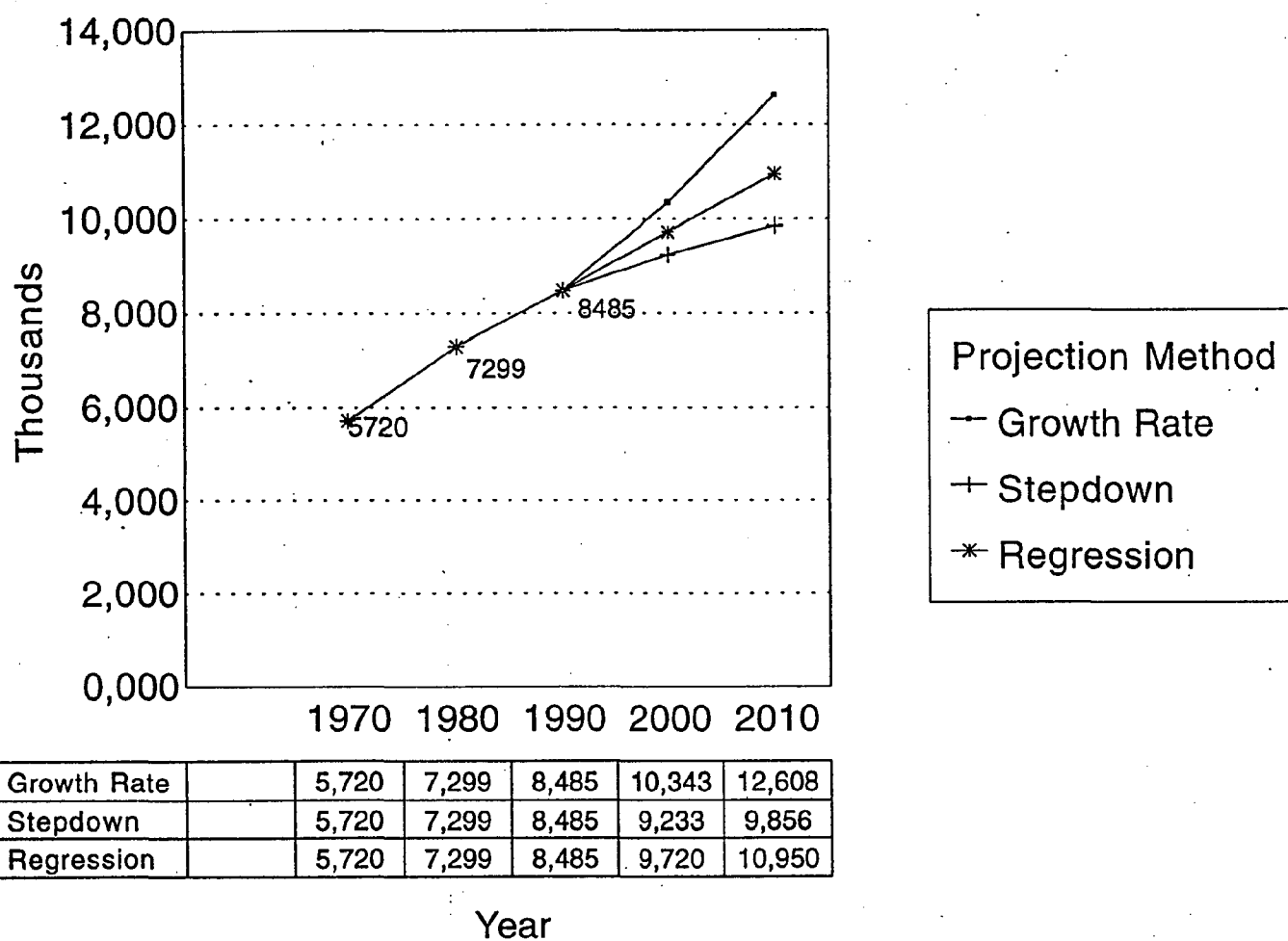
**FIGURE 8**  
**HISTORIC AND PROJECTED POPULATION**  
**BY REGRESSION ANALYSIS**  
**FAIRHOPE**  
**1960-2010**



Source: U.S. Census, 1960-1990  
Projections, South Alabama Regional Planning Commission

**FIGURE 9**

**HISTORIC AND PROJECTED POPULATION  
FAIRHOPE  
1960-2010**



Source: U.S. Census, 1960-1990  
Projections, South Alabama Regional Planning Commission



## ECONOMY

### *Introduction*

In order to gain insight into Fairhope's present economic situation, it is essential to examine certain population characteristics such as educational attainment, labor force statistics, occupation, class, income of workers, and place of work. Trends in the community's business environment, the wholesale, retail, service and manufacturing trades, and other indicators of economic activity are also discussed. Current conditions are assessed on the basis of past economic trends of the City, comparisons with Baldwin County and the "balance" of the economy are examined in terms of employment figures.

### *Single Tax Corporation*

Fairhope, incorporated initially as a single tax colony, has a unique economic history. The collection of a single rent on land funded the initial provision of public utilities, services and facilities. This has impacted Fairhope's present economy and land use. The Fairhope Single Tax Corporation (FSTC) presently owns approximately 4,300 acres, of which 2,500 acres are within the corporate limits. With approximately 170 members, the FSTC is Fairhope's largest land owner.

Its historical economic impact on the City today is evident in the many municipal facilities and services, many of which are free to residents. All public utilities are municipal-owned, due to the foresight of the FSTC. These are operated as enterprises and discussed further in the Utilities section of this document. A revenue surplus is generated by these, enabling the City to function efficiently and maintain its economic viability, without exercising its authority to levy a tax on sales and lodging within its jurisdiction. The FSTC also functions as a civic organization, funding improvements and projects within the City, such as street paving, contributions to the Centennial Hall, etc.

### *Education*

One crucial aspect of any City's economy is the educational attainment of its citizens. This has a direct effect upon the income and types of employment which exist within a community. There is a direct correlation between the location of highly technical industries and a well-educated, highly-paid labor force.

As Table 7 illustrates, Fairhope is generally above the County in educational attainment for persons 25 years old and over. While only 41.4 percent of persons 25 years old and over in Baldwin County have had some education beyond the high school level, 56.2 percent of Fairhope's citizens have. Only 7.2 percent have attained less than a 9th grade education, compared to 9.9 percent of the County's population 25 years and over.

**TABLE 7**  
**EDUCATIONAL ATTAINMENT**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1990**

	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>
Less than 9th grade	437	7.2	6,386	9.9
9th to 12th grade, no diploma	645	10.6	10,923	16.9
High school graduate (includes equivalency)	1,588	26.0	20,544	31.8
Some college, no degree	1,453	23.8	12,838	19.9
Associate degree	334	5.5	3,062	4.7
Bachelor's degree	1,002	16.4	7,079	10.9
Graduate or professional degree	<u>641</u>	<u>10.5</u>	<u>3,791</u>	<u>5.9</u>
<b>TOTAL</b>	<b>6,100</b>	<b>100.0</b>	<b>64,623</b>	<b>100.0</b>

Source: U.S. Census, 1990, Fairhope - Summary Tape File  
Calculations, South Alabama Regional Planning Commission

### *Income*

In reviewing Fairhope's economy, we must examine the population's buying power, or its personal wealth. It is one of the factors which is usually reflected in improved facilities and living standards. It is also an indicator of the deficiencies in these same units of society.

Personal wealth is one of the major characteristics of the socio-economic structure of a community. Decisions on buying land, houses, retail goods and services are dependent upon the income of the populace. Such decisions, in turn, influence the various types of land use which prevail in a community.

As Table 8 indicates, 7.3 percent of Fairhope's families earned less than \$10,000 per year, and 32.2 percent earned between \$10,000 and \$29,999 in 1990. Those with incomes between \$30,000 and \$49,999 represented 33.5 percent of the families and 27.0 percent had incomes over \$50,000.

It can be readily seen in Table 8 and Figure 10 that the median family income was noticeably higher in Fairhope than in Baldwin County; in fact, the median family income for citizens of Fairhope was 18 percent more than that of the County residents.

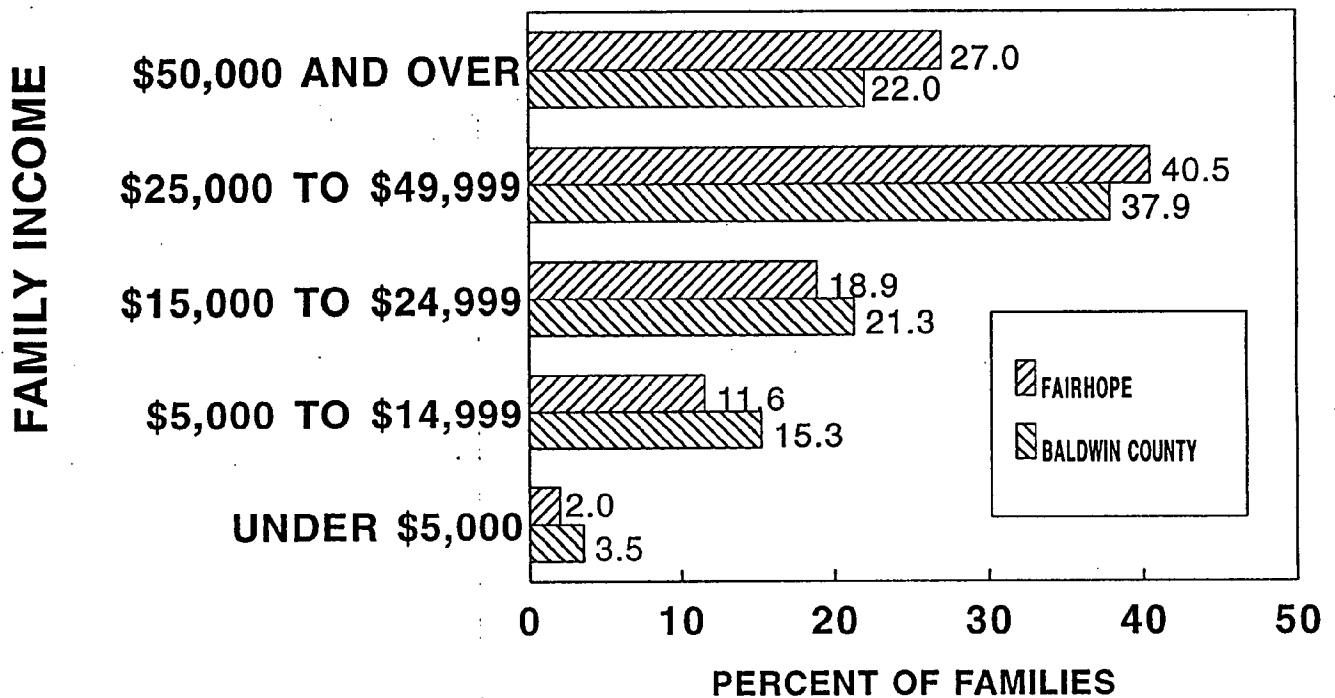
When Fairhope's family income distribution is compared to that of Baldwin County's in Figure 10, we find that in the lower income ranges, the two are somewhat similar except that the County's percentages exceed Fairhope's for families in the lower income groups, but in the upper income groups, the City's families' incomes exceed those of the County's families. This difference correlates with the difference in educational attainment previously mentioned.

**TABLE 8**  
**FAMILY INCOME**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1989**

<u>Income</u>	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Families</u>	<u>Percent</u>	<u>Families</u>	<u>Percent</u>
Less than \$ 5,000	49	2.0	980	3.5
\$ 5,000 - \$9,999	132	5.3	1,790	6.3
\$10,000 - \$14,999	157	6.3	2,555	9.0
\$15,000 - \$19,999	198	8.0	2,856	10.2
\$20,000 - \$24,999	270	10.9	3,129	11.1
\$25,000 - \$29,999	172	7.0	2,720	9.6
\$30,000 - \$34,999	220	8.9	2,321	8.2
\$35,000 - \$39,999	224	9.1	2,236	7.9
\$40,000 - \$49,999	383	15.5	3,443	12.2
\$50,000 - \$59,999	225	9.1	2,274	8.0
\$60,000 - \$74,999	188	7.6	1,909	6.8
\$75,000 - \$99,999	108	4.4	1,142	4.0
\$100,000 - \$124,999	88	3.6	443	1.6
\$125,999 - \$149,999	7	0.3	179	0.6
\$150,000 or more	49	2.0	283	1.0
<b>TOTAL</b>	<b>2,470</b>	<b>100.0</b>	<b>28,260</b>	<b>100.0</b>
<b>Median Family Income in 1989:</b>	<b>\$35,613</b>		<b>\$30,199</b>	

Source: U.S. Census, 1990, Summary Tape File 3  
Calculations, South Alabama Regional Planning Commission

**FIGURE 10**  
**FAMILIES BY INCOME**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1989**



Source: U.S. Census, 1990

Table 9 shows that the median household income was lower than that of family income. In 1989 median household income in Fairhope was \$28,824, which exceeded the County's level of \$25,712. Of all 3,550 households in Fairhope, 15.6 percent had incomes less than \$9,999. This is slightly smaller than that of the County's households (16.9%). In the upper income ranges, 21.0 percent of Fairhope's households earned \$50,000 or more, compared to 18.1 percent of the County's households. Generally, Fairhope's households' incomes were also higher than Baldwin County's.

**TABLE 9**  
**HOUSEHOLD INCOME**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1989**

<u>Income</u>	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Households</u>	<u>Percent</u>	<u>Households</u>	<u>Percent</u>
Less than \$ 5,000	217	6.1	2,556	6.9
\$ 5,000 - \$9,999	337	9.5	3,704	10.0
\$10,000 - \$14,999	337	9.5	4,001	10.8
\$15,000 - \$19,999	320	9.0	3,927	10.6
\$20,000 - \$24,999	401	11.3	3,853	10.4
\$25,000 - \$29,999	241	6.8	3,297	8.9
\$30,000 - \$34,999	295	8.3	2,741	7.4
\$35,000 - \$39,999	227	6.4	2,445	6.6
\$40,000 - \$49,999	430	12.1	3,816	10.3
\$50,000 - \$59,999	241	6.8	2,482	6.7
\$60,000 - \$74,999	209	5.9	2,037	5.5
\$75,000 - \$99,999	146	4.1	1,222	3.3
\$100,000 - \$124,999	92	2.6	445	1.2
\$125,999 - \$149,999	7	0.2	185	0.5
\$150,000 or more	<u>50</u>	<u>1.4</u>	<u>333</u>	<u>0.9</u>
<b>TOTAL</b>	<b>3,550</b>	<b>100.0</b>	<b>37,044</b>	<b>100.0</b>
<b>Median Household Income in 1989:</b>	<b>\$28,824</b>		<b>\$25,712</b>	

Source: U.S. Census, 1990, Summary Tape File 3 for percent distribution  
U.S. Census, 1990, Summary Tape File 1 total household count

Per capita income is another useful and comparative tool. In 1989, the per capita income for Fairhope residents was \$14,987. In Baldwin County, the per capita income was \$12,275.

Table 10 presents 1989 per capita income for the eleven incorporated areas of Baldwin County, in which Fairhope ranked fourth, behind Daphne, Gulf Shores and Orange Beach.

---

**TABLE 10**  
**PER CAPITA INCOME**  
**BALDWIN COUNTY AND MUNICIPALITIES**  
**1989**

<u>Municipality</u>	<u>Per Capita Income 1989</u>
Daphne	\$17,471
Gulf Shores	17,414
Orange Beach	16,512
Fairhope	14,987
Baldwin County	12,276
Silverhill	10,314
Loxley	9,741
Fairhope	9,531
Foley	9,498
Summerdale	9,470
Bay Minette	8,901
Elberta	8,480

---

Source: U.S. Census, 1990, Summary Tape File 3A

Table 11 summarizes the historical change in Fairhope's per capita income, household income and family income from 1979 to 1989. Consistently, as a percentage of the total, all lower level income groups declined while higher level income groups increased in this time period. The median household and family incomes increased significantly, as did the per capita income.

TABLE 11  
INCOME CHARACTERISTICS  
FAIRHOPE  
1979 and 1989

<u>HOUSEHOLD INCOME</u>	<u>1979</u>		<u>1989</u>		<u>% Change</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
Less than \$ 5,000	352	12.2	216	6.1	-38.6
\$ 5,000 - \$ 9,999	465	16.1	337	9.5	-27.5
10,000 - \$14,999	537	18.6	337	9.5	-37.2
15,000 - \$19,999	448	15.5	320	9.0	-28.6
20,000 - \$24,999	355	12.3	401	11.3	+13.0
25,000 - \$29,999	289	10.0	241	6.8	-16.6
30,000 - \$34,999	193	6.7	295	8.3	+52.8
35,000 - \$39,999	98	3.4	227	6.4	+131.6
40,000 - \$49,999	90	3.1	430	12.1	+377.8
50,000 - \$74,999	35	1.2	451	12.7	+1,197.1
75,000 +	<u>26</u>	<u>0.9</u>	<u>295</u>	<u>8.3</u>	<u>+1,034.6</u>
<b>TOTAL</b>	<b>2,888</b>	<b>100.0</b>	<b>3,550</b>	<b>100.0</b>	
Median Household Income:	\$15,956		\$28,824		+80.6
<b><u>FAMILY INCOME</u></b>					
Less than \$ 5,000	88	4.2	49	2.0	-44.3
\$ 5,000 - \$ 9,999	251	11.9	129	5.3	-48.6
10,000 - \$14,999	392	18.6	153	6.3	-61.0
15,000 - \$19,999	366	17.4	194	8.0	-47.0
20,000 - \$24,999	326	15.5	265	10.9	-18.7
25,000 - \$29,999	278	13.2	170	7.0	-38.8
30,000 - \$34,999	171	8.1	216	8.9	+26.3
35,000 - \$39,999	93	4.4	221	9.1	+137.6
40,000 - \$49,999	80	3.8	376	15.5	+370.0
50,000 - \$74,999	34	1.6	405	16.7	+1091.2
75,000 +	<u>27</u>	<u>1.3</u>	<u>250</u>	<u>10.3</u>	<u>+825.9</u>
<b>TOTAL</b>	<b>2,106</b>	<b>100.0</b>	<b>2,428</b>	<b>100.0</b>	
Median Family Income:	\$19,360		\$35,613		+84.0
<b><u>PER CAPITA INCOME</u></b>	\$7,478		\$14,987		+100.4

Source: U.S. Census, 1980 & 1990, Summary Tape File 3

### *Poverty*

In 1990, there were 840 persons determined by the U.S. Census to have incomes below the poverty level, or 9.9 percent of Fairhope's total population, as shown in Table 12. One quarter of those were children, 11 years old or younger and 16.7 percent were senior citizens.

---

**TABLE 12**  
**PERSONS WITH INCOME BELOW POVERTY LEVEL**  
**FAIRHOPE**  
**1989**

	<u>Number</u>	<u>Percent</u>
Under 5 years	80	9.5
5 years	0	0.0
6-11 years	136	16.2
12-17 years	83	9.9
18-64 years	401	47.7
65-74 years	77	9.2
75 years and over	<u>63</u>	<u>7.5</u>
TOTAL	840	100.0

---

Source: U. S. Census, 1990, Summary Tape File 3

### *Labor Force*

Employment typically generates population growth as well as provides a source of income for the purchase of homes, retail goods and local services. In addition, the businesses which provide employment generate revenues, which support governmental services.

### *Civilian Labor Force*

Fairhope's labor force, like that of other Baldwin County municipalities, has relied primarily on the private sector for employment.

The labor force of an area is, by definition, persons 16 years old or over, who are employed or are actively seeking employment. In 1990, the City's labor force totaled 3,828, representing 96.2 percent of the total civilian labor force and 79.5 percent of the City's population between 16 years and 65 years old. This was 45.1 percent of the City's total 1990 population. This is similar to the County's breakdown, except that Fairhope had fewer unemployed females in the labor force than did Baldwin County.



From 1980 to 1990, the growth of Fairhope's civilian labor force outpaced that of its population. While the population increased by 16.2 percent during that period, the civilian labor force grew 23.8 percent, from 3,092 in 1980 to 3,828 in 1990. Table 13 presents a comparison of 1990 civilian labor force by sex for Fairhope and Baldwin County.

**TABLE 13**  
**CIVILIAN LABOR FORCE BY SEX**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1990**

<u>Sex/ Labor Force Status</u>	<u>Fairhope</u>		<u>Baldwin County</u>		<u>Fairhope as a Percent of the County</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
Civilian Labor Force	3,828	100.0	45,480	100.0	8.4
Employed	3,683	96.2	43,005	94.6	8.6
Unemployed	145	3.8	2,475	5.4	5.9
Not in Labor Force	3,078	N/A	30,237	N/A	10.2
Male	1,984	100.0	24,838	100.0	8.0
Employed	1,889	95.2	23,796	95.8	7.9
Unemployed	95	4.8	1,042	4.2	9.1
Not in Labor Force	1,111	N/A	11,183	N/A	9.9
Female	1,844	100.0	20,642	100.0	8.9
Employed	1,794	97.3	19,209	93.1	9.3
Unemployed	50	2.7	1,433	6.9	3.5
Not in Labor Force	1,967	N/A	19,054	N/A	10.3

N/A - Not Applicable

Source: U.S. Census, 1990, Summary Tape File 3A

### *Occupation and Class of Worker*

As shown in Table 14, the majority of Fairhope's 1990 labor force was employed in two major occupational groupings. They were technical, sales and administrative support occupations (33.9%) and managerial and professional specialty occupations (31.7%). These two occupational groupings represented 65.6 percent of Fairhope's employed labor force, but only 52.1 percent of the County's employed labor force. Fairhope's labor force was primarily white collar workers. Professional specialty was the single largest occupational category, followed by administrative support occupations, including clerical. In 1990, the largest percentage of the County's labor force was employed in technical, sales and related support occupations (29.8%) followed by managerial and professional specialty occupations (22.3%).

TABLE 14

**OCCUPATION OF EMPLOYED PERSONS 16 YEARS AND OVER  
FAIRHOPE AND BALDWIN COUNTY  
1990**

	<u>Fairhope</u>		<u>Baldwin County</u>		<u>Fairhope as a Percent of County</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
<b><u>Managerial &amp; Professional Specialty Occupations</u></b>					
• Executive, administrative & managerial occupations	546	14.8	4,745	11.0	11.5
• Professional specialty	624	16.9	4,843	11.3	12.9
<b><u>Technical, Occupations Sales &amp; Administrative Support Occupations</u></b>					
• Technicians & related support occupations	143	3.9	1,224	2.8	11.7
• Sales occupations	533	14.5	5,954	13.8	8.9
• Administrative support occupations, including clerical	571	15.5	5,663	13.2	10.1
<b><u>Service Occupations</u></b>					
• Private household occupations	6	0.2	261	0.6	2.3
• Protective service occupations	35	0.9	538	1.3	6.5
• Service occupations, except protective & household	463	12.6	4,777	11.1	9.7
<b><u>Farming, Forestry &amp; Fishing Occupations</u></b>	85	2.3	1,531	3.6	5.6
<b><u>Precision Production, Craft &amp; Repair Occupations</u></b>	349	9.5	5,821	13.5	6.0
<b><u>Operators, Fabricators &amp; Laborers</u></b>					
• Machine operators, assemblers & inspectors	141	3.8	3,549	8.3	4.0
• Transportation & material moving occupations	104	2.8	2,491	5.8	4.2
• Handlers, equipment cleaners, helpers, & laborer	<u>83</u>	<u>2.3</u>	<u>1,608</u>	<u>3.7</u>	5.2
<b>TOTAL</b>	3,683	100.0	43,005	100.0	

Source: U.S. Census, 1990, Summary Tape File 3

Table 15 indicates that Fairhope's and Baldwin County's working populations were composed overwhelmingly of private wage and salary workers, at 70.8 percent and 72.9 percent, respectively. Local government workers comprised 6.7 percent and total government employees (local, state, and federal) represented 13.1 percent of Fairhope's employed. The self-employment rate was 8.9 percent and there were 20 unpaid family workers. The County had a comparable breakdown of class of workers.

**TABLE 15**  
**CLASS OF WORKER OF EMPLOYED PERSONS 16 YEARS AND OVER**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1990**

	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Private for profit wage and salary workers	2,609	70.8	31,348	72.9
Private not-for-profit wage and salary workers	242	6.6	2,121	4.9
Local government workers	247	6.7	2,465	5.7
State government workers	125	3.4	1,916	4.5
Federal government workers	111	3.0	1,265	2.9
Self-employed workers	329	8.9	3,638	8.5
Unpaid family workers	<u>20</u>	<u>0.6</u>	<u>252</u>	<u>0.6</u>
<b>TOTAL</b>	<b>3,683</b>	<b>100.0</b>	<b>43,005</b>	<b>100.0</b>

Source: U.S. Census, 1990, Summary Tape File 3

### *Place of Work*

Over one-third (39.9%) of all Fairhope's workers, 16 years and over, were employed in Fairhope as shown in Table 16. There are several possible explanations for this. The types of businesses located in Fairhope matched and employed many of the skills of the local labor force, however the size of the local labor force exceeded the employment opportunities in Fairhope.

---

**TABLE 16**  
**"AT PLACE" EMPLOYMENT**  
**FAIRHOPE**  
**1990**

<b>Living in a place:</b>	
<b>Worked in place of residence</b>	<b>1,462</b>
<b>Worked outside place of residence</b>	<b>2,206</b>
<b>Not living in a place</b>	<b>0</b>

---

**Source:** U.S. Census, 1990, Summary Tape File 3A

A community's economic base is analyzed by examining its economy, to see whether it is more involved in exporting its goods and services or in servicing the local market. Obviously, if the economy is based primarily on exporting goods and services, then money will flow into the community from the outside, which means that the economy will expand and grow. If, on the other hand, the economy is mainly concerned with serving the local market, then money will merely be recirculated and little if any real growth will take place. The important point to be recognized is that growth occurs when the number of firms which export their goods and services has increased.

The types of major employers in Fairhope are diverse, encompassing from health care and service-based tourist lodging to technical light industrial applications. Some employ highly skilled and commensurately paid workers while others employ minimum wage-type jobs, requiring little and/or no formal education and skills. These are listed in Table 17.

---

**TABLE 17**  
**MAJOR EMPLOYERS**  
**FAIRHOPE**  
**1994**

<u>Employer</u>	<u>Product/Service</u>	<u>Approximate No. of Employees</u>
Thomas Hospital	Health Care	526
Marriott's Grand Hotel	Resort Lodging	425
Rohr Aero Services	Engine Thrust Reversers	56
Poser Business Forms	Printing	150
Emperor Clock Company	Clock Manufacturing	150
City of Fairhope	Miscellaneous	130

---

Source: Eastern Shore Chamber of Commerce

Since most U.S. Census business data is compiled for places with a population over 10,000, an in-depth look at Fairhope's economic base is limited.

However, business licenses can provide some basic economic information. The City's business license fees are based on the type of business as well as the annual gross receipts. For those with high annual gross receipts, such as over \$100,000 for retail merchants, a percentage is also included in the fee. This adjustable fee schedule is more closely tied to the annual business activity than a straight business license fee, thus incorporating the concept of sales tax into the license itself. Total licenses and permits generated \$439,495 in revenues for the City in FY 1993, \$403,158 in FY 1992, \$371,643 in FY 1991, \$344,424 in FY 1990, and \$315,823 in 1989. From FY 1992 to FY 1993, revenues from licenses and permits increased 9.0 percent; 8.5 percent from 1991 to 1992; and, 7.9 percent from 1990 to 1991, indicating overall growth in all sectors of the City's economy.

The trend of municipal revenues from business, beer and liquor, and job licenses, as shown in Table 18, reflects the increase in the number and volume of business activities. From 1990 to 1993, beer, liquor and job license revenues increased more significantly than those from business licenses.

**TABLE 18**  
**LICENSE REVENUES**  
**FAIRHOPE**  
**1990-1993**

<u>Licenses</u>	<u>1990</u>	<u>1991</u>	<u>% Change</u>	<u>1992</u>	<u>% Change</u>	<u>1993</u>	<u>% Change</u>
Business Licenses	209,887	228,685	9.0	244,600	7.0	257,611	5.3
Beer & Liquor Licenses	10,786	9,849	-8.7	9,872	0.2	10,310	4.4
Job Licenses	4,501	4,260	-5.4	5,667	33.0	10,528	85.8

Source: City of Fairhope Annual Audits

The Chamber of Commerce, which promotes economic development on the Eastern Shore, perceives that many of the new businesses seem to be oriented toward tourists (i.e., gift shops, art galleries and upscale boutiques). Also noticeable is the increase in the number of restaurants serving lunch to these shoppers/tourists. Rents in downtown Fairhope which are directly related to the demand for space, are presently high.

### ***Tourism***

Fairhope is a City which attracts many retirees, a seasonal population and also travelers. The economic impact of tourism is two-fold. The direct benefits are the actual expenditures that the visitors make, from hotels, meals and retail purchases, to medical services. The recipients of these expenditures spend their income, thus producing an impact of more jobs, wages, and tax revenues. Total expenditures of tourists include those of visitors staying in paid accommodations (hotel/ inn/ motel), those of visiting friends and relatives and those of day trippers or pass through visitors. Dollars spent by these tourists in locally-owned businesses stay in the community and Fairhope's downtown is comprised of many locally-owned small businesses.

### ***Lodging Inventory***

Currently (1994), the Fairhope Planning Area had four hotels/motels, six bed and breakfast inns, and eight short-term rental properties. The City does not charge a lodging tax. In order to assess the impact of this, an analysis of the existing and generated jobs in this business is necessary. The Grand Hotel is one of the planning area's largest employers and also generates much of Fairhope's tourist trade.

### ***Employment by Industry***

Professional and related services was by far the largest employment category in Fairhope, accounting for 23.7 percent of the employed work force in 1990. See Table 19. Retail trade, at 16.8 percent, was the next largest category followed by manufacturing non-durable goods (7.7%), finance, insurance and real estate (7.2%) and personal services (7.0%).

Fairhope's professional and related services sector represented a larger proportion of the City's total employment (23.7%) than did Baldwin County's, which totaled 18.3 percent. The City's pattern of employment by industry was similar to that of the County's, with retail trade representing a larger percentage of the County's employment (18.7%) than that of Fairhope's (16.8%).

Fairhope's work force was and continues to be concentrated in service-oriented industries. In contrast, in Baldwin County, construction of non-durable and durable goods was the largest employment category (19.3%), followed by retail trade (18.7%), professional and related services (18.3%) and construction (8.1%).

**TABLE 19**  
**EMPLOYMENT BY INDUSTRY**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1990**

	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, forestry, & fisheries	70	1.9	1,525	3.5
Mining	29	0.8	212	0.5
Construction	233	6.3	3,464	8.1
Manufacturing, nondurable goods	284	7.7	3,923	9.1
Manufacturing, durable goods	182	4.9	4,384	10.2
Transportation	151	4.1	2,066	4.8
Communications & other public utilities	133	3.6	1,223	2.8
Wholesale trade	176	4.8	1,909	4.4
Retail trade	620	16.8	8,025	18.7
Finance, insurance, & real estate	267	7.2	2,422	5.6
Business & repair services	181	4.9	1,627	3.8
Personal services	258	7.0	1,983	4.6
Entertainment & recreation services	68	1.9	732	1.7
Professional & related services				
Health Services	345	9.4	2,614	6.1
Educational services	242	6.6	2,743	6.4
Other professional & related services	282	7.7	2,483	5.8
Public administration	<u>162</u>	<u>4.4</u>	<u>1,670</u>	<u>3.9</u>
<b>TOTAL</b>	<b>3,683</b>	<b>100.0</b>	<b>43,005</b>	<b>100.0</b>

Source: U.S. Census, 1990, Summary Tape File 3

## *Manufacturing*

There are 18 manufacturing establishments in Fairhope. All are major contributors to the City's economy. Employment for major manufacturing firms in the Fairhope area is presented in Table 20. The diverse types of light manufacturing establishments help to promote a relatively well-balanced economy. Manufactured products in Fairhope include aeronautical components, business/office forms and clocks. On a larger scale, lumber and wood products and textile and apparel, the highest ranking basic industries in Baldwin County, are not located in Fairhope.

---

**TABLE 20**  
**MAJOR INDUSTRY/MANUFACTURERS AND EMPLOYMENT**  
**FAIRHOPE**  
**1992**

<u>Industry</u>	<u>Range of Employees</u>
Cotten Offset Printing	1 - 5
Emperor Clock Company	51 - 75
Fairhope Nut Processing	15
Fair Waters Co., Inc.	6 - 10
Fairhope Tile & Clay City Brick	1 - 5
Harbor Furniture Manufacturing	35
Hoover Group, Inc.	16 - 20
Hy-Grade Valve	1 - 9
Jones, Tom Pottery	1 - 5
Marine Exhaust Systems of Alabama	8 - 10
Poser Business Forms	70
Post Mark, Inc.	1 - 5
Print-N-Press	1 - 5
Rohr Aero Services	75
See Coast Manufacturing, Co.	16
Sunbelt Fire Apparatus	8
TMS	1 - 3
World Book-Childcraft International	1 - 5

---

Source: South Alabama Regional Planning Commission



### ***Agriculture and Livestock***

Although it is impossible to calculate with precision the importance of agriculture to Fairhope, it is vital to Baldwin County's economy. Some of Fairhope's Planning Area and most of the outlying land south and east is vital agricultural land.

In 1990, Baldwin County ranked second in the state in the production of wheat, third in production of soybeans and fifth in corn.

Total farm and forestry products accounted for \$73,404,000 of Baldwin County's economy in 1989. By 1990, however, total farm and forestry products cash receipts decreased by nearly one percent.

Approximately 7.9 percent of the City's developed land and 52.5 percent of the developed land in the urban fringe is devoted to producing soybeans, vegetables, cattle, fruit, potatoes, nursery crops, corn, pecans and milk.

Some retail activity and services also serve to support this farming industry.

### ***Construction***

Along with the conventional types of employment, we cannot ignore the development and construction sector of the labor force. Construction employment captured 6.3 percent of employed residents 16 years and older. This represents only a portion of the construction activity. The significant increase in municipal revenues from job licenses (134% from 1990 to 1993) also must be considered. Although the construction activity of resident construction workers also occurs outside Fairhope, building permit trends reflect the increase in this activity within the City, as shown in Table 21.

The volume of residential building permits issued indicates not only that the construction sector of the economy is expanding, but also that subsequently, the retail sector will expand accordingly, to address the needs of the new residents.

### ***Retail***

Retail trade represented 16.8 percent of the City's employment in 1990 and 18.7 percent of the County's. The City has no sales tax, an indicator of retail activity.

### ***Conclusion***

Fairhope's extensive growth in the past decade has repercussions on all aspects of the City, socially, economically and physically. Evolving from a "bedroom community," with Colony control of the land use and subsequent growth, Fairhope has grown into a populated and commercially vital center. It is primarily a low-density residential community, attractive and desirable to both retirees and families alike. Limited light industry contributes to the economy, which is both stable and strong. Pressures are being felt for expanded commercial developments and more densely-developed residential areas. This must be balanced with its attractiveness and desirability to ensure that all of Fairhope's positive attributes are retained.

**TABLE 21**  
**CONSTRUCTION ACTIVITY**  
**FAIRHOPE**  
**1986-1993**

1986	32	Single family units		
	7	Multi family units		
1987	44	Single family units		
	4	Multi family units		
1988	63	Residential units	1	Commercial
			1	Industrial
			41	Other
1989	79	Single family units	3	Commercial
	1	Multi family unit	2	Industrial
			39	Other
1990	68	Single family units	2	Commercial
			34	Other
1991	83	Single family units	4	Commercial
	0	Multi family units	1	Industrial
			11	Other
1992	103	Single family units	5	Commercial
	203	Multi family units	1	Industrial
			5	Other
1993	147	Single family units	6	Commercial
			2	Other
1994	189	Single family units	19	Commercial
	60	Multi family units	2	Industrial
			2	Other

Source: City of Fairhope and South Alabama Regional Planning Commission

## HOUSING

**GOAL:** Assure the availability of an adequate supply of housing to meet all residential needs of the City of Fairhope for all income levels.

**Objectives:** Increase the supply of housing to provide 1,316 safe and affordable dwelling units of all types by 2010, to meet the housing needs for the projected population.

Continue to eliminate substandard housing conditions and establish criteria for making structural and aesthetic improvements to existing housing and neighborhoods.

Adopt land development regulations that facilitate the needed supply of residential land to accommodate the low and moderate income population. All proposed sites shall be reviewed on an individual basis, be compatible with surrounding land uses, and be determined based on the zoning and public hearing processes and the availability of facilities.

Throughout the planning period, allow sites for mobile home parks and manufactured homes. All proposed sites shall be reviewed on an individual basis, be compatible with surrounding land uses, and be determined based on the zoning and public hearing processes and the availability of facilities.

Throughout the planning period, allow for group homes and foster care facilities licensed by the State. Any requests for such uses shall be reviewed on an individual basis, be consistent with state law, be compatible with surrounding land uses, and be determined based on the zoning and public hearing processes and the availability of facilities.

Throughout the planning period, require the rehabilitation and conservation of the existing housing stock and provide the impetus for continuing neighborhood quality.

When units are deemed to be substandard and beyond repair, the City should take appropriate action to have them demolished and removed.

## ***Introduction***

The Housing Element provides guidance in the (1) identification of existing and projected deficits in the housing supply; (2) analysis of housing trends and the cause, scope and nature of any housing problems; and (3) development of appropriate plans, programs and policies to achieve sound housing and a suitable living environment for all residents. Overall, it addresses needs which are fulfilled almost exclusively by the private sector, in view of the fact that the City builds no housing. The City's development regulations such as building codes help to guide the private sector in the development and construction of housing, but it is not involved directly in the maintenance of housing. The private sector is almost exclusively responsible for the operation and maintenance of the housing stock, whether owner-occupied or rental housing.

The housing analysis utilized data from the 1990 U.S. Census of Population and Housing, building permit data gathered from the City Building Department and the survey of housing stock in conjunction with the land use survey conducted by the South Alabama Regional Planning Commission in the summer of 1994.

This Element includes a summary of housing conditions, examining such special housing needs such as low to moderate income family housing, group homes, mobile homes, government supported housing, and special needs housing. The 1990 U.S. Census has established that the City of Fairhope had 3,550 households and 3,808 housing units.

The latter part of the study deals with the existing housing stock and its structural conditions.

## **INVENTORY**

### ***Age of Housing***

The age of housing units, in any community, is significant only as it relates to other characteristics of the community's housing supply, especially the quality of the units. The age of an existing house may be a rough index of its conditions, but age alone will not measure the adequacy of the dwelling or its structural soundness. Fairhope has 191 dwelling units listed on the National Register of Historic Places. These have been restored and/or rehabilitated. However, a classification of houses by age is useful for correlation with other characteristics of the housing stock.

In addition, the age of housing provides the basis for evaluating the need and prospects for rehabilitation, as opposed to the need for outright replacement, when age is analyzed carefully in relation to such factors as the condition of housing and neighborhood stability.

The 1990 U.S. Census indicated that there were 3,808 housing units in Fairhope. As shown in Table 22, approximately 14.5 percent of the housing units were constructed prior to 1939. Baldwin County, on the other hand, only had 6.0 percent of its housing stock that was over fifty years of age. Older structures if poorly maintained, are generally classified as substandard and become major contributors to neighborhood blight. It appears that Baldwin County's housing stock as a whole is younger than Fairhope's. The median year that structures were built was 1968 for Fairhope and 1977 for the County, a nine year difference.

TABLE 22  
AGE OF STRUCTURE  
FAIRHOPE AND BALDWIN COUNTY  
1990

<u>Year Structure Built</u>	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1989 to March 1990	106	2.8	1,628	3.2
1985 to 1988	347	9.1	7,909	15.5
1980 to 1984	428	11.2	11,248	22.1
1970 to 1979	869	22.8	13,565	26.6
1960 to 1969	595	15.6	6,772	13.3
1950 to 1959	592	15.6	4,313	8.5
1940 to 1949	321	8.4	2,448	4.8
1939 or earlier	<u>550</u>	<u>14.5</u>	<u>3,050</u>	<u>6.0</u>
	3,808	100.0	50,933	100.0
Median year structure built:	1968		1977	

Source: U.S. Census, 1990, Summary Tape File 3

### *Type of Housing*

The majority of Fairhope's housing stock in 1990 was single family dwelling units, accounting for 78.0 percent of the total housing stock. Two or more unit structures accounted for 14.1 percent, while mobile homes or trailers accounted for only 6.5 percent. When compared with Baldwin County, Fairhope's housing-types percentages were similar, with the exception that there was a higher percentage of multi-family units and particularly mobile homes in the County, as Table 23 illustrates. Although 23.1 percent of the population was 65 years or older, the predominant housing type was single family units. The trend towards multi-family units and patio homes, increasing the overall density, will become stronger as the population continues to age.

TABLE 23

**TYPE OF HOUSING  
FAIRHOPE AND BALDWIN COUNTY  
1990**

<u>Type of Housing</u>	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single family units	2,972	78.0	32,378	63.6
Two or more family units	536	14.1	9,208	18.1
Mobile home	248	6.5	8,821	17.3
Other	52	1.4	526	1.0

Source: U.S. Census, 1990, Summary Tape File 1A  
Calculations, South Alabama Regional Planning Commission

Table 24 emphasizes the increasing trend toward multi-family units and mobile homes in housing the area's population. In order to accommodate this increasingly popular housing type in residential developments, suitable high-density residential districts and adequate space for mobile home parks and subdivisions must be provided.

TABLE 24

**HOUSING UNITS BY TYPE OF STRUCTURE  
FAIRHOPE  
1980 AND 1990**

<u>Type of Structure</u>	<u>1980</u>		<u>1990</u>		<u>Percent Change 1980-1989</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
Single-Family Units	2,630	84.0	2,972	78.0	+13.0
Multi-Family Units	337	10.8	536	14.1	+59.1
Mobile Homes	163	5.2	248	6.5	+52.1
Other	0	0.0	52	1.4	+1.4
TOTAL	3,130	100.0	3,808	100.0	+21.7

Source: U.S. Census, 1980 and 1990, Summary Tape File 1A  
Calculations, South Alabama Regional Planning Commission

### *Tenure*

Some people in Fairhope, for their own economic and social reasons, prefer to rent whereas others choose to own their own homes. In order to determine whether the majority of Fairhope residents were owners or renters, an analysis of units by tenure was made.

The 1990 U.S. Census indicated that 26.0 percent of Fairhope's units were rental units and 67.2 percent were owner occupied, as shown in Table 25. Baldwin County had a lower percentage of owner occupied units (57.0%). Both Fairhope's and Baldwin County's population prefer to own homes, as illustrated in Figure 11.

---

**TABLE 25**  
**HOUSING TENURE AND VACANCY**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1990**

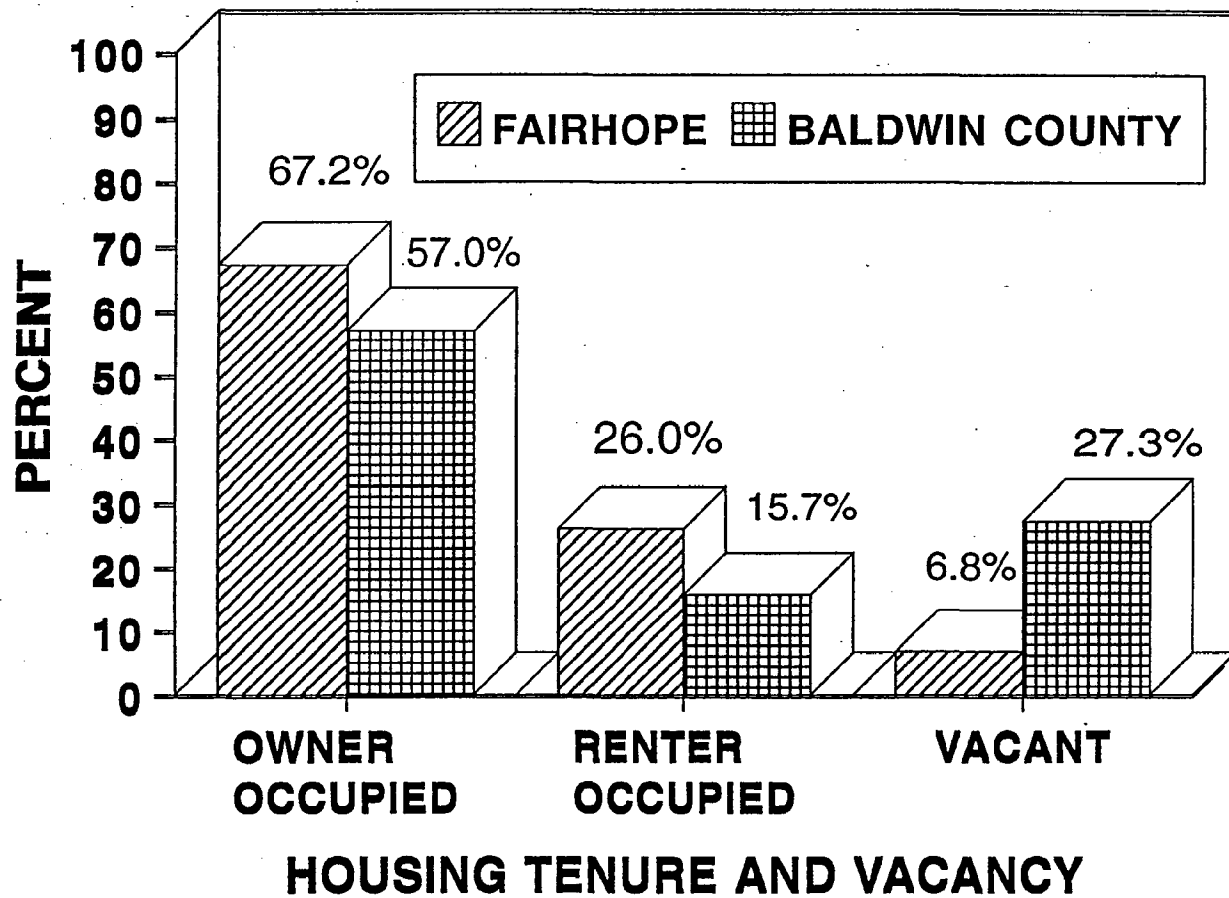
	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner Occupied Units	2,550	67.2	29,025	57.0
Renter Occupied Units	990	26.0	8,019	15.7
Total Occupied Units	3550	93.2	37,044	72.7
Vacant Units	258	6.8	13,889	27.3
Total Housing Units	3,808	100.0	50,933	100.0

---

Source: U.S. Census, 1990, Summary Tape File 1A

FIGURE 11

TENURE AND VACANCY OF HOUSING UNITS  
FAIRHOPE AND BALDWIN COUNTY  
1990



Source: U.S. Census, 1990, Summary Tape File 1A

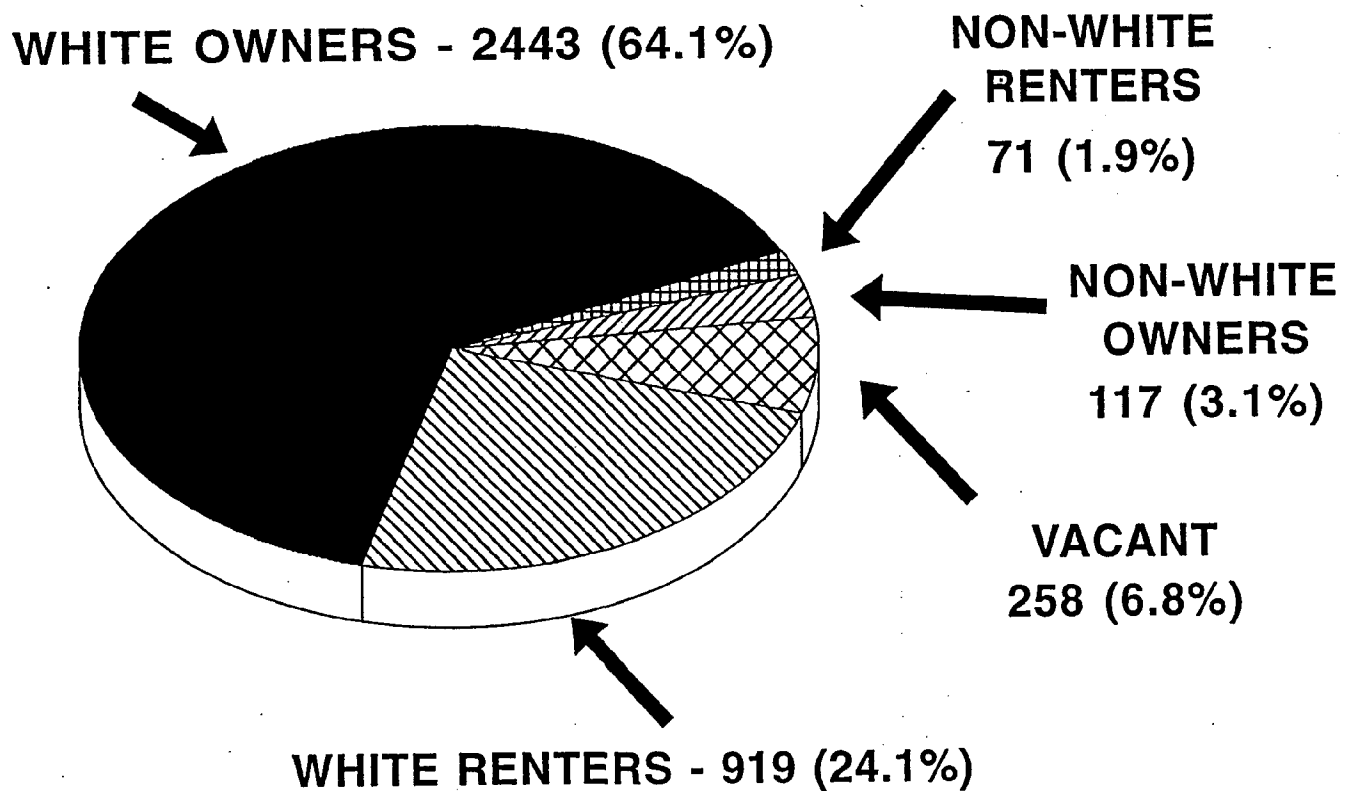


### *Owner-Occupied and Renter-Occupied Dwelling Units*

Figure 12 depicts the 1990 U.S. Census data on housing tenure by race. A total of 2,560 or 67.2 percent of the City's 3,808 housing units were owner-occupied. Only 3.1 percent of the City's housing was owned by non-whites. Almost all (88.2%) of the housing units in Fairhope were occupied by whites, with only 5.0 percent being non-white, owners or renters. Also, 990 or 26.0 percent of the housing units were renter-occupied. The vacant housing units totaled 258, a figure which represented 6.8 percent of the City's total housing stock.

**FIGURE 12**

**OCCUPIED HOUSING TENURE BY RACE OF HOUSEHOLDER  
FAIRHOPE  
1990**



Source: U.S. Census, 1990, Summary Tape File 1A

### *Monthly Cash Rent*

The median monthly cash rent for renter-occupied housing units was \$307 in Fairhope and \$265 in Baldwin County, as reported in the 1990 U.S. Census. Of the total rental units in Fairhope, 6.1 percent were without cash rent. Table 26 shows the range of rent for housing in the City, with the majority being moderately priced.

---

**TABLE 26**  
**MONTHLY CASH RENT OF RENTER-OCCUPIED UNITS**  
**FAIRHOPE**  
**1990**

<u>Cash Rent</u>	<u>Housing Units</u>	<u>Percent</u>
No Cash Rent	60	6.1
Less than \$100	83	8.4
\$100 to \$149	52	5.3
\$150 to \$199	80	8.1
\$200 to \$249	121	12.2
\$250 to \$299	100	10.1
\$300 to \$349	139	14.0
\$350 to \$399	155	15.6
\$400 to \$449	59	6.0
\$450 to \$499	41	4.1
\$500 to \$549	26	2.6
\$550 or More	57	5.8
No Rent Reported	<u>17</u>	<u>1.7</u>
TOTAL	990	100.0

---

Source: U.S. Census, 1990, Summary Tape File 1A

### *Value of Housing*

The value of housing is significant because of its relationship to many other elements of a housing market. If housing values are low relative to cost, they will tend to discourage new construction. If housing values are high relative to family income, some families will pay a disproportionate amount of their income for housing, while others will reduce their housing standards by accepting less desirable units. If housing values are high relative to the investment in existing housing, that fact will be reflected in an increase in the maintenance of housing, and also in an interest in investing in additional new housing.

In 1990, the median value of owner-occupied housing units in Fairhope was \$70,100 while it was \$64,200 for Baldwin County. Table 27 represents and compares the values of owner-occupied housing in the City and in the County.

The value of housing and amount of monthly contract rent provide a good indication of the quality and adequacy of the housing stock. The higher value and higher rent for housing in Fairhope tends to support the theory posed in the introduction that the existing housing stock in Fairhope, for the most part, is higher in quality than most of Baldwin County's housing, and subsequently there is an interest in investing in additional new housing. The following will evaluate housing stock in regard to these factors.

**TABLE 27**  
**VALUE OF OWNER OCCUPIED HOUSING UNITS**  
**FAIRHOPE**  
**1990**

<u>Value</u>	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$15,000	18	0.7	734	2.5
\$15,000 to \$24,999	23	0.9	883	3.0
\$25,000 to \$34,999	102	4.0	1,576	5.4
\$35,000 to \$44,999	179	7.0	2,134	7.4
\$45,000 to \$59,999	443	17.3	3,273	11.3
\$60,000 to \$74,999	443	17.3	3,441	11.9
\$75,000 to \$99,999	453	17.7	3,410	11.8
\$100,000 or More	463	18.1	3,664	12.6
No Value Reported	436	17.0	9,910	34.1
<b>TOTAL</b>	<b>2,560</b>	<b>100.0</b>	<b>29,025</b>	<b>100.0</b>

Source: U.S. Census, 1990, Summary Tape File 1A

### *Vacancies*

There will usually be a number of vacant units in the housing inventory. There is no single vacancy rate which is normal for any community; however, large communities tend to have higher vacancy rates than small communities. It has also been observed that the highest vacancy rates tend to occur in the very lowest and in the very highest priced housing, indicating that the best occupancy experience is found in the middle-priced housing bracket, where shifts in demand upward and downward in price have the least net effect. The vacancy rate is also an indication of the amount of housing choice in a community. The vacancy rates of Fairhope and Baldwin County are shown in Table 28. In 1990, 258 units or 6.8 percent of Fairhope's housing units were vacant, while 27.3 percent of Baldwin County's were vacant. Almost one-half of Fairhope's vacant units (45.4%) were available for rent or for sale. There were 57 vacant seasonal or recreational use units available for rent in Fairhope, as opposed to 10,688 units (77.0%) of Baldwin County's vacant units. This is indicative of the seasonal fluctuations in population in the County, as well as the large number of second homes in the resort areas of the County.

TABLE 28  
VACANT AND SEASONAL HOUSING UNITS  
FAIRHOPE AND BALDWIN COUNTY  
1990

	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Vacant Units	258	100.0	13,889	100.0
For Rent	65	25.2	932	6.7
For Sale Only	52	20.2	656	4.7
Rented or Sold, Not Occupied	32	12.4	367	2.6
For Seasonal, Recreational or Occasional Use	57	22.1	10,688	77.0
Other	52	20.1	1,246	9.0

Source: U.S. Census, 1990, Summary Tape File 1A

### *Yearly Changes in Housing Supply*

The housing stock does not remain constant in any community. The various characteristics that have been analyzed showed continuous changes. Table 29 presents a comparison of selected 1980 and 1990 U.S. Census housing data for the City of Fairhope. The total number of units increased in this period and there was a shift toward rental occupied units. According to the Census figures, Fairhope's housing stock increased 21.7 percent. Positive changes were recorded in occupied units, the absolute number of owner-occupied units, renter units, persons in occupied units, vacant units, vacant units for sale, median value of owner-occupied units and median rent of renter-occupied units. Negative changes were recorded for all other characteristics. The decline in persons per occupied unit reflects both local and national trends of declining household size. The 1990 Census data also reflects decreases over 1980 data in two indicators of substandard conditions--units lacking complete plumbing, and overcrowding--and large increases in median value of owner-occupied units and median rent of renter-occupied units. The data indicates that Fairhope is affected by rising rents and a demand for housing. Private builders undertake the construction of new dwelling units only when they can expect a profitable market from them. Hence, the annual construction rate is closely related to the paying demand for housing, i.e., the number of families in the community desiring shelter who, at the same time, have the ability to pay for it, under the lending terms required.

TABLE 29

**HOUSING OCCUPANCY, UTILIZATION AND FINANCIAL CHARACTERISTICS  
CITY OF FAIRHOPE  
1980 AND 1990**

<u>Units / Characteristics</u>	<u>1980</u>	<u>1990</u>	<u>% Change</u>
Total Units	3,130	3,808	+ 21.7
Occupied Units	2,888	3,550	+ 22.9
Owner	2,015	2,560	+ 27.0
Percent	64.4	67.2	+ 2.8
Renter	873	990	+ 13.4
Percent	27.9	26.0	- 1.9
Persons in OU	7,196	8,298	+ 15.3
Persons per OU	2.49	2.3	- 7.6
Vacant Units	242	258	+ 6.6
For Sale	47	52	+10.6
For Rent	72	52	- 9.7
Other	123	141	+ 14.6
Lacking all Plumbing	35	29	-17.1
Overcrowded	79	69	-12.7
Median Value	\$46,500	\$70,100	+50.8
Median Rent	\$ 185	\$ 307	+65.9

Source: U.S. Census, 1980 and 1990, Summary Tape File 3  
Calculations, South Alabama Regional Planning Commission

### *Size of Housing*

The importance of the size of the housing unit lies primarily in its use as a measurement of the adequacy of dwelling units to satisfy the requirements of families of various sizes and composition and other demand factors of a community. The income factor is one of the most important elements in determining the size of dwellings available to families. Under average conditions, the square-foot area that can be rented or purchased increases in a more or less direct relationship with increases in the family income.

The median size house in both Fairhope and Baldwin County in 1990 had 5 rooms. In Fairhope and Baldwin County, the persons per family were 2.89 persons and 3.06 persons respectively, and there were 2.34 & 2.62 persons per household. The size of housing was sufficient to meet family requirements.

### ***Overcrowding***

An important index of the adequacy of the housing supply is provided by the number of occupants per dwelling unit. Frequently the factor of overcrowding is closely related to the income level. This is especially true for large families who have difficulty securing adequate housing commensurate with their income. Overcrowding also occurs as a matter of choice for some households because of close ethnic ties. The incidence of overcrowding is measured by 1.01 or more persons per room. If an excessive rate exists, the unit is considered to be severely overcrowded, measured by 1.51 or more persons per room, a criterion of substandard housing conditions.

In 1990, 1.4 percent of all occupied dwelling units in Fairhope were overcrowded; only 0.5 percent were severely overcrowded. By contrast, 2.6 percent of Baldwin County's units were overcrowded while 1.2 percent were severely overcrowded. Table 30 shows the incidence of overcrowding of occupied dwelling units for Fairhope and Baldwin County. Because of the very low percentages, overcrowding does not seem to be a significant problem.

---

**TABLE 30**  
**PERSONS PER ROOM**  
**FAIRHOPE AND BALDWIN COUNTY**  
**1990**

<u>Persons Per Room</u>	<u>Fairhope</u>		<u>Baldwin County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
0.50 or less	2,696	76.0	24,510	66.2
0.51 to 1.0	785	22.1	11,133	30.0
1.01 - 1.50	51	1.4	960	2.6
1.51 or more	18	0.5	441	1.2

---

Source: U.S. Census, 1990, Summary Tape File 1A

### ***Lack of Plumbing Facilities***

Plumbing facilities, such as those used in indoor toilets and kitchens are essential in today's housing. Most municipalities today have adopted plumbing codes to ensure that essential plumbing facilities are provided in new units. For those older units, residents are encouraged to bring their units up to these standards not only for convenience, but also for health and safety reasons. In 1990, 0.8 of the housing units in Fairhope and 1.5 percent of those in Baldwin County lacked complete plumbing facilities.

## ***HOUSING CONDITIONS***

### ***Existing Housing Stock***

The South Alabama Regional Planning Commission conducted a windshield survey of the housing stock of the Fairhope Planning Area in June 1994, along with the existing land use, as part of the Comprehensive Plan Update. By exterior observation, structures were classified as standard, deteriorating or dilapidated.

Standard. Housing units in this classification are those which visually need no repairs and require only routine maintenance and normal upkeep. Generally, roof lines are straight and surface wear is not considered a problem.

Deteriorating. This category includes structures that are revealing definite signs of deterioration and will require rehabilitation to upgrade them to acceptable standards. These structures may have poor roofs, poor foundations and/or flaking paint.

Dilapidated. The condition of structures in this classification is not considered economically feasible to repair without a major expenditure of funds. Generally, removal of the structure is recommended for health, fire, and other safety reasons, not only for the individual's concern, but also for the general welfare of the entire community.

Data on the conditions and types of structures in the Fairhope corporate limits as determined in the 1994 survey is presented in Tables 31 and 32, respectively. Total housing units from the 1994 survey yields 992 units more than the 1990 census total. However, when the 1990-1994 building permits for new residential construction (604 permits) is added to the 1990 census figure, the survey's deficiency totals 388 units. This discrepancy could be due to annexation and/or human error, the existence of residential units within non-residential structures (i.e., church rectory, apartments over a business, etc.), group quarters' appearance as a single unit and/or the existence of mobile homes temporarily located on a lot.

The housing structural conditions are presented in Table 31. Approximately 98.2 percent of the City's housing stock was considered to be standard in June 1994. There were 73 units or 1.5 percent of the City's housing stock classified as deteriorating. These units generally require some painting and minor repairs to upgrade them to the standard classification. Only 11 units or 0.3 percent of the City's housing stock were classified as dilapidated.

TABLE 31

HOUSING STRUCTURAL CONDITIONS  
FAIRHOPE PLANNING AREA  
1994

<u>Condition</u>	<u>Fairhope</u>		<u>Fringe Area</u>		<u>Total</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Standard	4,716	98.2	1,380	93.0	6,096	97.0
Deteriorating	73	1.5	76	5.1	149	7.4
Dilapidated	11	0.3	28	1.9	39	0.6
Total	4,800	100.0	1,484	100.0	6,284	100.0

Source: South Alabama Regional Planning Commission Survey, June 1994

Table 32 indicates the types of structures in the City and fringe area, which together comprise the Planning Area. It is obvious from this table that single-family units represent the largest percentage of the housing stock both in the City and in the Planning Area. Multi-family units are more prevalent within the City than within the fringe area, and mobile homes play a significant role in housing the fringe area's population.

TABLE 32

HOUSING UNITS BY TYPE OF STRUCTURE  
FAIRHOPE AND PLANNING AREA  
1994

<u>Type of Structure</u>	<u>Fairhope</u>		<u>Fringe Area</u>		<u>Total Planning Area</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-Family Units	3,688	76.8	1,183	79.7	4,871	77.5
Multi-Family Units	742	15.5	4	0.3	746	11.9
Mobile Homes	370	7.7	297	20.0	667	10.6
Total	4,800	100.0	1,484	100.0	6,284	100.0

Source: South Alabama Regional Planning Commission Survey, 1994



## ***SPECIAL HOUSING NEEDS***

### ***Available Programs***

There are a number of programs for subsidized housing, primarily at the federal level. The U.S. Department of Housing and Urban Development (HUD) funds many rental housing subsidy programs. Major federal programs include the Public Housing Program, Section 8, Section 202, Section 312, and Section 236. Some of these programs are not presently being funded for additional construction; however, housing constructed or rehabilitated under some of these programs may serve the occupants and provide for additional tenants when vacancies occur.

In addition to the HUD programs, other rental and owner subsidy programs are funded by the Farmers Home Administration (FmHA) of the Department of Agriculture. Subsidized housing and housing rehabilitation funds may also be gained through general community assistance programs such as the Community Development Block Grants (CDBG).

### ***Public Housing***

Funded by Baldwin County and located within the City of Fairhope, the Baldwin County Housing Authority provides housing assistance to the public and acts as a referral agency for other agencies, takes applications for FmHA and performs other assorted housing-related tasks. There is no public housing in the City of Fairhope.

### ***Section 8 Housing***

Spring Run Apartments contain 54 federally-assisted Section 8 units in the City.

### ***Community Development Block Grant Program***

The City is presently utilizing a CDBG grant for housing rehabilitation for households with low and moderate incomes. The owner is required to pay 25 percent of the cost. As the housing stock continues to age and the size of the elderly population increases, Fairhope may become more interested in applying for these programs.

### ***Farmers Home Administration (FmHA)***

There are 54 apartments in Fairhope that are administered through Farmers Home Administration.

### ***Group Homes***

There are no youth nor adult homes in Fairhope.

### ***Mobile Home Parks and Subdivisions***

Fairhope's zoning ordinance permits individual mobile homes in mobile home parks and mobile home subdivisions. There are some individual mobile homes in the City, but they were in place prior to adoption of the zoning ordinance and consequently are permitted as a prior use.

The mobile home park districts are located in the southeastern section of the City.

### ***Historically Significant Housing***

The National Register of Historic Places cites 181 residential sites in Fairhope. This includes the structures in the Fairhope Bayfront District and White Avenue Historic District.

## ***ANALYSIS***

### ***Housing Plan***

The housing market is very dynamic and sensitive to many variables. The most influential factor is that of demand. Housing demand depends on population flux, which in turn is partially a function of the attractiveness of the community, employment, and retirement opportunities. These have steadily grown. Barring any major change that might positively or negatively affect these in the Fairhope area, this trend should continue throughout the 90s and into the next century.

### ***Household Size***

This section of the element develops a more complex picture of the people expected to reside in the City by projecting the number and size of households, and the age structure of the population. These projections are necessary to measure the existing housing stock with the future population in order to determine the future housing needs, as presented in Table 33.

The City's population projections which are discussed under the Socio-Economic Characteristics Section, show that the population is expected to reach 10,950 people by the year 2010. Although three different methods produced three different figures, the middle figure is used in this case for planning purposes, to ensure that needs are met. This projection represents a 20 year increase (1990-2010) of 2,465 persons, or averaged, an increase of approximately 123 persons per year.

The 1990 U.S. Census reported 3,550 occupied households in the City. The projected number of households in 2000 and 2010 is 4,145 households with 2.3 persons per household, and 4,868 households with 2.2 persons per household. It is expected that the average household size in 1990, (2.39 persons) will continue to decrease, due to lower birth rates, increased longevity of the elderly and the single-oriented and late-married lifestyles.

### ***Projected Housing Needs***

The preceding section identified projected changes in household composition. These changes are the basis on which projected household needs are developed. The following assumptions have been made to project future needs:

- Households with only one or two persons are assumed to need dwelling units with two or fewer bedrooms. Three and four person households are assumed to need three bedroom units, and five or more person households are assumed to need four or more bedroom units.
- Higher income families may occupy larger dwelling units than would be required by the household size. Lower income households may, by necessity, occupy units smaller than actually needed.
- The distribution between owner occupancy and rental occupancy reported in the 1990 census was 67.2 percent owner-occupied and 26.0 percent renter-occupied with the remaining (6.8%) being vacant. Projections will be based on 65 percent owner-occupancy and 30 percent renter-occupancy with the remaining 5 percent representing vacant units.
- The distribution among the various types of units (single-family, duplex and multi-family) will continue to shift toward multi-family housing.
- In 1990, 187 persons resided in group quarters. It is assumed that this number will increase as Fairhope's attraction to senior citizens grows, and correspondingly, the number of nursing facilities may also increase.

Table 33 addresses existing and projected housing needs for the years 2000 and 2010.

### ***New Household Formations***

The greatest housing need will be in the middle income groups, which will require the majority of the housing units by the year 2010. The housing needs of low and high income groups are less.

The 1990 U.S. Census showed an overall vacancy of 6.8 percent for Fairhope. It is assumed that this rate was the result of counting housing starts along with completed vacant structures. For the purposes of this study, a 5 percent vacancy rate has been established. This vacancy rate should be maintained if the market is to continue to function properly.

### ***Replacement of Substandard Units***

As approximately 54.1 percent of Fairhope's housing stock was built prior to 1970 (2,058 units), by the year 2010, 2,058 units will be 40 years old or older. From the survey, most of these units appeared to be in standard condition at the present time. However, many of these older units will require rehabilitation or replacement in the future, to maintain their standard condition.

**TABLE 33**  
**HOUSING UNIT REQUIREMENTS**  
**FAIRHOPE**  
**1990-2010**

<u>Housing Elements</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Population	8,485	9,750	10,950
Persons in Group Quarters	187	215	240
Persons/Occupied Unit	2.34	2.3	2.2
Occupied Units	3,550	4,145	4,868
Occupancy Rate	.932	.95	.95
Total Units	3,808	4,363	5,124
Additional Units Required	-	+555	+1,316

Source: South Alabama Regional Planning Commission

***Land Requirements for the Estimated Housing Needs***

Fairhope has approximately 969 acres of undeveloped land. By the year 2010, the City will need 1,316 additional single-family and multi-family dwellings. The following assumptions are made to determine additional needed acreage for residential use:

***2010***

- Low-density, single-family units will represent 40 percent.
- Medium-density, single-family units will represent 40 percent.
- High-density, multi-family units will represent 20 percent.

Residential acreage for these varying densities through the year 2010 are as follows:

- 526 single-family units at an average of 2.9 units per acre = 181 acres (low density)
- 526 single-family units at an average of 4.2 units per acre = 125 acres (medium density)
- 264 multi-family units at an average of 4.4 units per acre = 60 acres (high density)

A total of 366 acres for residential use will be required by 2010 to accommodate the 1,316 additional dwellings. Estimates were determined by using the square feet of land area required, as stipulated in the current Zoning Ordinance.

### ***The Housing Delivery System: Restraints on Housing Construction***

This section discusses Fairhope's private sector housing delivery service process as it relates to land, utilities, (especially water and sewer), interest rates, environmental regulations, and utility service fees. These are the most important impediments to housing delivery. Each of these potential constraints to development is briefly discussed in the following paragraphs.

#### ***Availability of Land***

Fairhope does have sufficient undeveloped land to meet the housing needs of the projected population for the year 2010.

#### ***Availability of Water and Sewer***

Approximately 95 percent of Fairhope's residents are serviced by the City's central sewer system. The Utility Department operates the wastewater treatment plant, which has the capacity of 2.0 million gallons per day (MGD). These sewer facilities serviced 4,252 customers in 1994. The remainder of the population relies on septic tanks. This is discussed further in the Utilities Element.

Virtually all residents are serviced by the municipal central water system, which is provided by five wells. On an average day, the City uses 2.5 million gallons per day, or 44 percent of the water system's design capacity. Overhead storage capacity is 3.6 million gallons.

#### ***Zoning and Environmental Codes***

A sufficient amount of available land in Fairhope is zoned residential of one type or another, which is adequate to accommodate the number of housing units needed by the year 2010. As stipulated in the Zoning Ordinance, all land annexed to the City is considered low density residential or R-1 unless otherwise classified by the Planning Commission and City Council in conformity with the Comprehensive Plan. If the land to be annexed is an established zoning district other than R-1 within Baldwin County, and is compatible with the City's Zoning districts, it may maintain its classification upon annexation (City of Fairhope Zoning Ordinance Number 833).

#### ***Fees***

The City charges tap fees for water and sewer, which differ depending upon whether the location is inside or outside of the City. Water tap fees also vary according to the line size.

The monthly residential water rate is \$6.15 for in-town and \$9.15 for out-of-town, and the sewer rate's basic residential service charge is \$3.25 minimum, with an additional charge of \$1.05 for every additional 1,000 gallons of water used. The minimum charge for those who have sewer service outside the corporate limits is \$7.00. The City does not charge impact fees for new developments.

## ***GENERAL RECOMMENDATIONS***

### ***Adequate Housing for Existing and Future Populations***

Population projections show that the City is expected to increase to 10,950 by the year 2010. Housing needs will increase as well, to 5,124 units, an increase of 1,316 units over the number of housing units reported in the 1990 U.S. Census. Providing housing for the expected growth will require strategic planning by the City to encourage new housing construction, not only on land not yet subdivided, but also in the older parts of town where there are scattered parcels of undeveloped land.

The City should take action to secure funds for rehabilitating housing units in substandard condition.

### ***Affordable Housing***

If deemed necessary by the City, an Affordable Housing Task Force could be appointed to examine and recommend programs to help provide affordable housing for the City's existing and future population. The task force would look at ways to encourage developers to produce lower cost conventional housing by providing incentives, or changes in the land use and development regulations.

### ***Special Needs Housing***

#### ***a. Very Low and Low Income Housing***

Given the decrease in the lower-income groups from 1979 to 1989, and the type and cost of housing being built and occupied in Fairhope, it is expected that approximately 7 percent of the City's population will fall in this category by 2010. The City should continue to seek government programs that will provide funds for public assisted housing for people in the very low and low income groups.

#### ***b. Housing for the Elderly***

In 1990, 23.1 percent of the City's population was over the age of 65. This figure will likely rise, given the increasing longevity of the elderly, plus the attraction to retirees of this community. Smaller and more compact units, such as one or two bedroom condominiums, patio homes, townhouses or apartments are desirable to the elderly. It will be necessary for the City to plan higher densities to accommodate this need.

### ***Adequate Sites for Mobile Homes***

There are approximately 370 mobile home spaces within the City. Mobile homes are allowed in mobile home parks, though some have been grandfathered in and are located on individual lots. The City must ensure that there will continue to be adequate sites for mobile homes and manufactured homes, as they are the only affordable homes for many residents.

## ***Future Traffic Volumes***

Forecast conditions for the transportation network are tied to current traffic trends and projected forward. Three different methods of traffic projections have been made using historical data. They are the average annual growth, the compounded annual growth and linear regression. These models incorporate the assumption that what happens in the future is a function of what happened in the past. Future traffic volumes are projected for the site on State Route 104 and for the stations along U.S. Hwy. 98. The projection methods for each site for the years 2000 and 2010 are shown in Figure 17.

The annual average percentage growth method of projection initially reflects the extreme cases and over time, dilutes the projections. It generated the highest projections for most sites in the year 2000 and leveled off by 2010, when the projected growth is in the middle range of projections.

The compounded growth method of projection magnifies the large increases in traffic volumes incorporated into this method over time. It generated the moderate or middle projections for the year 2000 and the highest ones for the year 2010.

Linear regression analysis is classified as a causal method, which considers the relationship between a variable, in this case past traffic volumes, and the variable being predicted. By using historical data, this method is similar to the time series methods of average and compounded growth. The projections using linear regression were consistently the lowest of the three projection methods.

## **SUMMARY AND RECOMMENDATIONS**

### ***Arterials***

U.S. Highway 98, the principal north-south arterial in Fairhope as well as being the only principal arterial along the Eastern Shore, is presently being widened to four lanes from State Route 104 to County Route 44. North of State Route 104, where it is a four-lane divided roadway, the LOS is A and south of this, where it is two lanes, it operates at a LOS D. Extending southward, the LOS improves as traffic volumes decline beyond Fairhope's corporate limits. However, all types of development, particularly residential, create traffic and this principal arterial will continue to attract increasing traffic volumes. The widened roadway will also generate some trips.

Generally, abutting land is zoned for single-family residential, general business and light industrial land uses, thereby maintaining low level traffic generators adjacent to it, which require minimal curb cuts. Widening promotes the thoroughfare system, more clearly defining the hierarchical system of roadways and thus possibly alleviating some of the through traffic presently using Fairhope's local streets.

Traffic counts on Alabama Hwy. 104 indicated that it operates at a comfortable LOS B. Fairhope's corporate limits do not extend eastward very far on this roadway and adjacent land is zoned for single-family, low-density residential land uses, which do not generate significant traffic volumes. It is anticipated that the intersection of Alabama Hwy. 104 and U.S. Highway 98 may warrant traffic control devices in the future, depending upon the future development east of Fairhope.

TABLE 35

**HISTORICAL AVERAGE DAILY TRAFFIC VOLUMES  
FAIRHOPE  
1979-1992**

<u>Location</u>	<u>1979</u>	<u>1981</u>	<u>1983</u>	<u>1985</u>	<u>1986</u>	<u>1988</u>	<u>1990</u>	<u>1992</u>
A. U.S. Hwy 98 - North of 104	12,410	13,440	14,440	16,360	17,180	17,280	21,230	21,480
B. U.S. Hwy 98 - Between Volanta & Dryer	N/A	N/A	8,930	10,260	10,760	10,970	11,880	13,230
C. U.S. Hwy 98 - Between Gayfer & Edward	N/A	N/A	10,160	9,980	10,490	10,830	11,110	12,910
D. U.S. Hwy 98 - Between Prospect & Morphy	N/A	N/A	N/A	11,310	11,610	10,580	13,380	13,910
E. U.S. Hwy 98 - Between Nichols & Middle	4,080	5,760	6,720	8,070	8,430	8,070	10,560	10,780
F. U.S. Hwy 98 - South of County Route 32	2,460	3,960	4,690	5,400	5,480	5,320	6,430	6,710
G. County Rt. 104 - East of U.S. 98	2,030	2,180	2,270	2,380	2,480	2,510	2,620	2,860

Source: Alabama Department of Transportation



## TRAFFIC COUNT SITES FAIRHOPE PLANNING AREA



**Source:** Alabama Department of Transportation

### *Average Daily Traffic Volumes*

Historical average daily traffic counts and the most recent traffic counts were obtained from Alabama Department of Transportation and are shown in Table 35. The most recent counts were taken during 1992. These volumes represent average daily traffic at particular locations which are illustrated in Figure 16. Current problems in the network were identified by comparing maximum roadway capacities with actual volumes. Levels of Service were then derived using the information in Table 34.

Generally, lowest service levels are expected at peak hours, which are morning and evening "rush hours". Much of Fairhope's peak traffic is work-oriented, or employed residents traveling within or outside of the City for work purposes. The 1990 U.S. Census reported that sixty percent of the labor force works outside of the City. As a retirement/tourist community, traffic patterns are diluted throughout non-peak hours, as shopping in downtown also constitutes much of Fairhope's traffic. No counts are available for the downtown area, nor along Scenic Highway 98 north and south of the City. As growth continues, local counts may be warranted to assure an efficient and safe transportation network. Auto accident reports should also be reviewed periodically as specific sites may require that traffic control measures be taken.

Due to the development along and in the vicinity of U.S. Hwy. 98, all stations experienced an increase of 41 percent to 173 percent from 1979 to 1992. The most significant increases occurred on U.S. Hwy. 98, at the southern edge of the planning area. State Route 104 east of U.S. Hwy. 98 experienced a smaller increase than any of the locations along U.S. Hwy. 98.

Overall, there is no single 2-year period when all of the count sites increased the most. On U.S. Hwy. 98, north of State Route 104, the most growth was experienced between 1988 and 1990. This period generally represented a high growth in traffic volume for all of the count sites along U.S. Hwy. 98. Surprisingly, the two southern sites had the most traffic growth between 1979-1981 for any of the recorded 2-year periods. State Route 104 experienced the largest growth in traffic volume from 1990-1992.

Table 34 gives the approximate maximum Average Daily Traffic (ADT) vs. Level of Service (LOS) for roads in urban areas. Level of Service is a subjective measure as shown in Figure 15, as it includes a measure of tolerance, and what is tolerable in urban areas can be intolerable in small, rural ones. The traffic situation in downtown Mobile is not equivalent to what is perceived as tolerable in Fairhope. Thus, these figures in Table 34 are slightly higher than those applicable to the context of Fairhope.

TABLE 34

MATS MODEL CAPACITIES BY FUNCTIONAL CLASS  
AVERAGE DAILY TRAFFIC, BOTH DIRECTIONS

	LOS	Collector	Arterial		Expressway	Freeway	LOS
			Minor	Principal			
Two-lane	A	6,000	8,000	9,400			
	A						
	B	7,000	9,400	10,900			B
	C	8,000	10,700	12,500			C
	D	9,000	12,000	14,000			D
	E	10,000	13,300	15,500			E
Two-lane with turn	A	6,700	8,700	10,100			A
	B	7,800	10,100	11,700			B
	C	8,900	11,600	13,400			C
	D	10,000	13,000	15,000			D
	E	11,100	14,400	16,700			E
Four-lane	A	12,100	16,100	18,800			A
	B	14,000	18,700	21,800			B
	C	16,000	21,400	24,900			C
	D	18,000	24,000	28,000			D
	E	20,000	26,600	31,100			E
Four-lane divided	A	14,100	18,800	22,100	29,500	37,500	A
	B	16,400	21,800	25,700	34,300	43,700	B
	C	18,700	24,900	29,400	39,200	49,800	C
	D	21,000	28,000	33,000	44,000	56,000	D
	E	23,300	31,100	36,600	48,800	62,200	E
Six-lane divided	A		26,800	31,500	44,200	56,300	A
	B		31,200	36,700	51,500	65,500	B
	C		35,600	41,800	58,700	74,800	C
	D		40,000	47,000	66,000	84,000	D
	E		44,000	52,200	73,300	93,200	E

Source: South Alabama Regional Planning Commission

This inventory of the existing traffic circulation was prepared as a basis for determining existing and projected roadway deficiencies in the Fairhope planning area.

---

**FIGURE 15**

**LEVEL OF SERVICE  
CITY OF FAIRHOPE  
1994**

<b><u>LEVEL OF SERVICE (LOS)</u></b>	<b><u>DESCRIPTION</u></b>
A	Highest LOS, which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.
B	Represents reasonable unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.
C	Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than LOS B, and long queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience noticeable tension while driving.
D	Borders on a range in which small increases in traffic flow may cause substantial increases in approach delays and hence, decreases speed. This may be due to adverse signal progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.
E	This is the beginning of an inadequate network, with long queues causing excessive delays.
F	This represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting in more traffic demands than signal capacity.

---

Source: South Alabama Regional Planning Commission

The four basic categories of street classifications in Fairhope are:

- a. Arterial - Arterial streets serve major movements of traffic within an urbanized area while still providing some degree of access to adjacent property. They generally move high volumes of traffic through the City and provide access to the freeway and expressway network.

Arterial streets are divided into two sub-categories, or types, based on trip lengths and traffic volumes. These sub-categories are principal or major arterial and minor arterial. The principal arterial carries higher volumes with longer trip lengths and is typically a four-lane divided roadway. The minor arterial is normally a two-lane divided facility. The speed of the minor arterial is generally lower and the trip lengths are shorter than those on the principal arterial.

The Alabama Department of Transportation's 1993 functional classification of roadways cites four arterials in Fairhope; U.S. Hwy. 98, which is a principal arterial, and County Route 27, State Route 104, and Section Street/Magnolia Street/South Mobile Street (Scenic 98), which are the minor arterials. U.S. Hwy. 98 traverses the Eastern Shore, extending south from Spanish Fort and then southeast into Florida. It carries four lanes of through traffic into Fairhope and a widening project is currently extending the four lanes south from Alabama Highway 104. All three minor arterials have two lanes.

- b. Collector - The function of collector streets is two-fold; to distribute traffic from arterials to local streets and adjacent land uses; and, to collect traffic from local areas and distribute it to the arterial network.

Major collectors are two-lane, undivided streets with rather rigid traffic controls. Major collectors are often found in areas with significant traffic movement, such as industrial and business parks and retail areas. They may include flared intersections to accommodate left and right turn lanes at busier intersections. The minor collector is undivided, and allows some parking on each side.

The collector network primarily serves local areas. The main difference between collector and arterial streets is the length and type of trip accommodated. Most of the longer streets in the residential area are classified as collectors by the Department of Transportation. These include Volanta Ave., Gayfer Ave., Bayou Dr., Fairhope Ave., Morphy St., Kirkman La./Fairlane Ave., Fig Ave., Pomelo St., Church St., Young St., Ingleside St., and Nichols Avenue east of U.S. Hwy. 98. Also classified as a major collector is Scenic Hwy. 98 south of Fairhope's corporate limits, through Point Clear. In the local context, this segment of Scenic Hwy. 98 functions as a minor arterial. The collectors Baldwin County Routes 44 and 13 are located in the more rural sections of the planning area.

- c. Local Streets - The primary function of local streets is property access. They are normally short in length and comprise the highest percentage of total street miles within the City. Local streets are designed to serve low traffic volumes. Through traffic movement should be discouraged. Depending upon the types of areas served and the service demands placed upon them, local streets may be sub-categorized as residential, industrial and business.

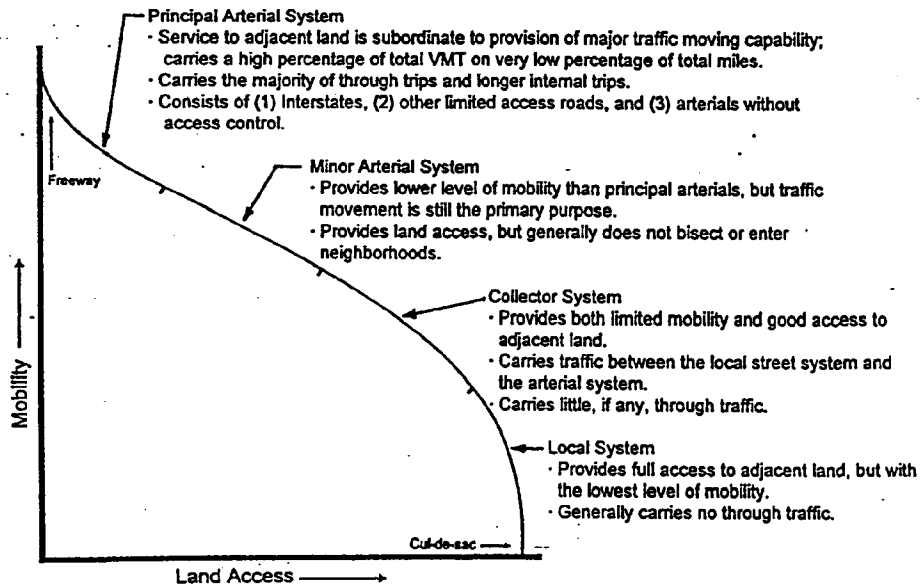
The City of Fairhope has developed radially from the downtown area. Several north-south roads serve the City, ranging from a major arterial, U.S. Hwy. 98, to Section Street (Co. Route 3) and Scenic or Alternate Hwy. 98, which function as minor arterials in the local context. County Routes 13 and 27 travel north-south on the eastern side of Fairhope. Fairhope Avenue serves as a main east-west axis through the downtown commercial area, extending through the other major commercial area at U.S. Hwy. 98. State Route 104 also carries east-west traffic, from U.S. Hwy. 98 eastward through central Baldwin County. The existing transportation network is depicted in Figure 13.

### ***Functional Classification***

The functional classification system separates, divides, or groups streets by a hierarchical system based on street function. This classification system is based on the need to balance traffic movement and accessibility on different roadways.

The classes of roadways in Fairhope range from principal arterial, emphasizing the movement of large volumes of traffic, to local streets, providing access to adjacent properties. Figure 14 identifies the relationship between traffic movement and adjacent property access for various functional classifications.

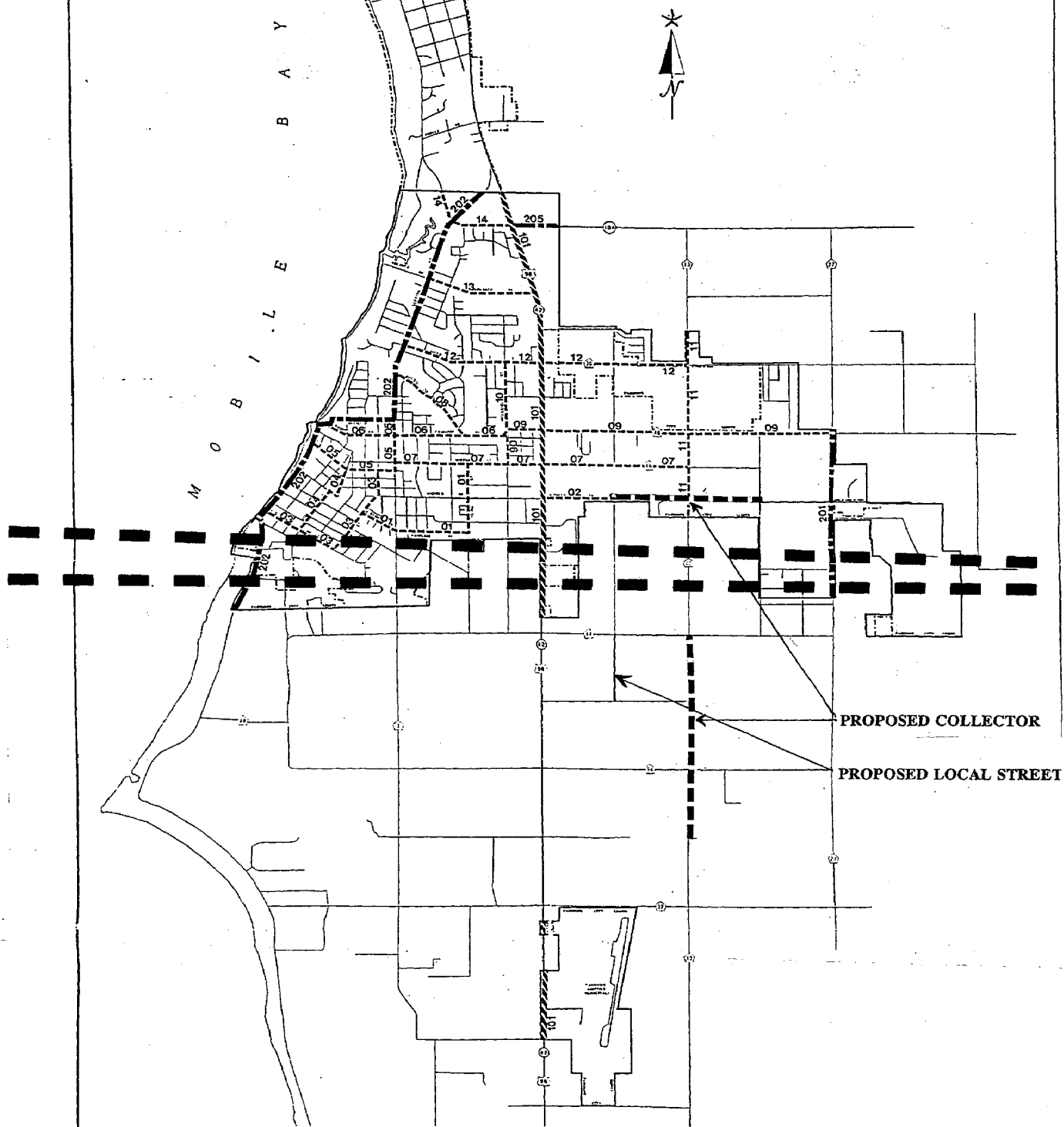
**FIGURE 14**  
**FUNCTIONAL CLASSIFICATION AND MOBILITY VS. ACCESS**  
**FAIRHOPE**  
**1994**



Source:

South Alabama Regional Planning Commission

FIGURE 13  
EXISTING AND PROPOSED TRANSPORTATION NETWORK  
FAIRHOPE  
1994



HIGHWAY FUNCTIONAL CLASSIFICATION MAP  
FAIRHOPE

**LEGEND**  
URBAN BOUNDARY  
INTERSTATE  
OTHER FREEWAY & EXPRESSWAY  
OTHER PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
COLLECTOR

ALABAMA DEPARTMENT OF TRANSPORTATION  
BUREAU OF MAPS & LANDS  
OFFICE: MOBILE, ALABAMA  
IN COOPERATION WITH  
U.S. DEPARTMENT OF TRANSPORTATION  
NATIONAL HIGHWAY ADMINISTRATION

SCALE  
0 1 2 3 4 5 6 7 8 9 10  
MILES  
0 1 2 3 4 5 6 7 8 9 10  
KILOMETERS  
UPDATED: MARCH 2, 1994





## TRANSPORTATION

**GOAL:** Provide a safe and efficient transportation system for all residents and visitors to the City of Fairhope for travel within and through the City.

**Objectives:** Coordinate the City of Fairhope's traffic circulation system with the Future Land Use Plan, as well as with public safety concerns.

Prioritize transportation improvements which enhance and maximize the efficiency of the existing system (and negate the need for expensive transportation projects).

Identify high accident locations along roadway links and at intersections, and take measures to minimize these on a continual basis.

Require developers to bear the burden of cost for roadway improvements necessitated by impacts to the roadway network caused by traffic generated by new developments.

Actively pursue and acquire right-of-way for future roadway improvements which are necessary for adequate traffic flow and arterial spacing.

Develop policies that will ensure the safe and effective movement of bicycles and pedestrians. Consider the provision of sidewalks and bikeways when roadways are adjacent to schools, or are improved, widened or constructed in residential subdivisions.

Improve and/or provide street lighting where necessary.

### *Introduction*

The purpose of the Traffic Circulation Element is to plan for future motorized and non-motorized traffic circulation systems. An essential basis for planning traffic circulation systems is the Land Use Element, specifically the Future Land Use Plan. The Future Land Use Plan will direct where roadway facilities are needed. The criteria for determining the size and extent of facilities needed are the adopted level of service (LOS) standards.

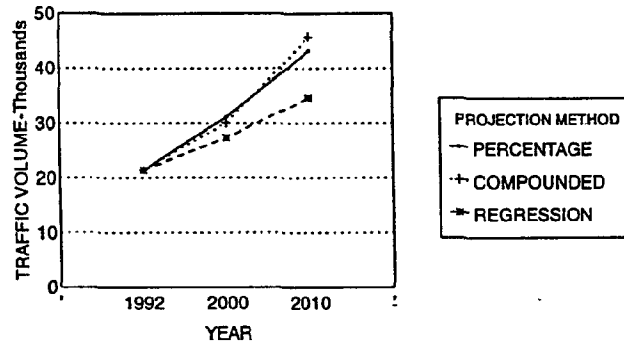
### *Analysis*

Before a local government can adequately plan for its future, it must assess the capability of the existing traffic circulation system to serve current and future demand. Therefore, it is necessary to determine existing levels of service and to identify roadway deficiencies within the traffic circulation system.

**FIGURE 17**  
**TRAFFIC PROJECTIONS**  
**FAIRHOPE**  
**1992-2010**

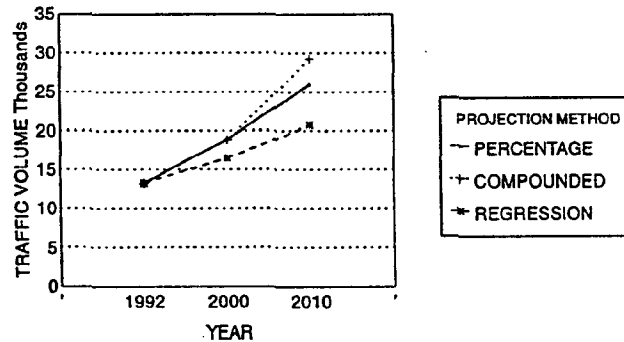
**TRAFFIC PROJECTIONS- SITE A**

FAIRHOPE



**TRAFFIC PROJECTIONS- SITE B**

FAIRHOPE



**TRAFFIC PROJECTIONS- SITE C**

FAIRHOPE

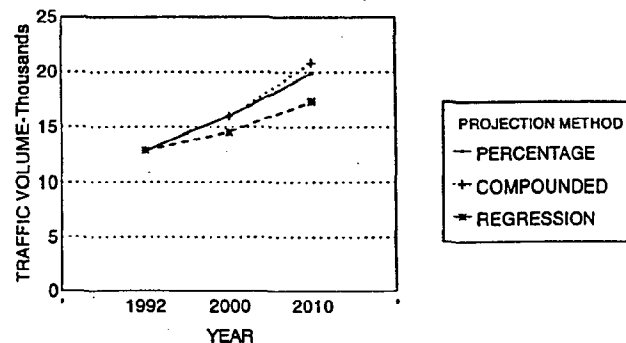
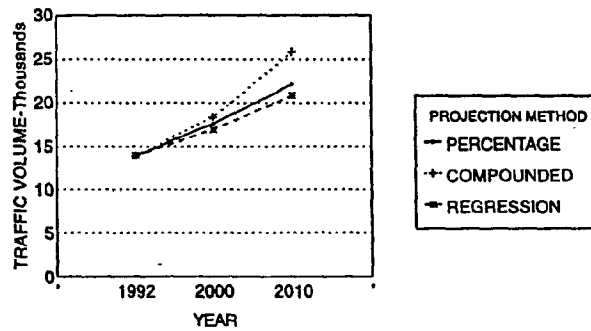


FIGURE 17 (continued)

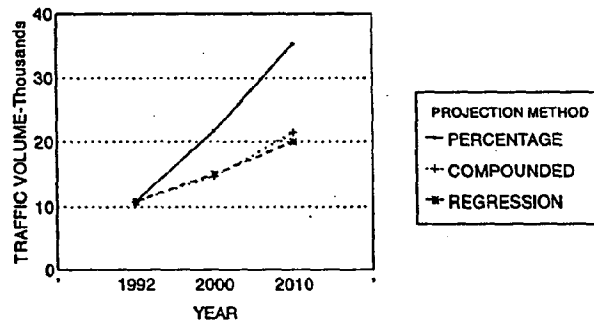
## TRAFFIC PROJECTIONS- SITE D

FAIRHOPE



## TRAFFIC PROJECTIONS- SITE E

FAIRHOPE



## TRAFFIC PROJECTIONS- SITE F

FAIRHOPE

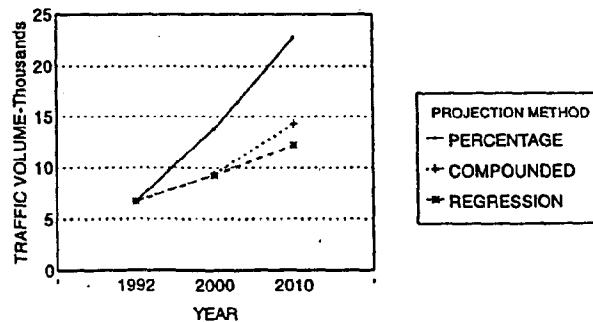
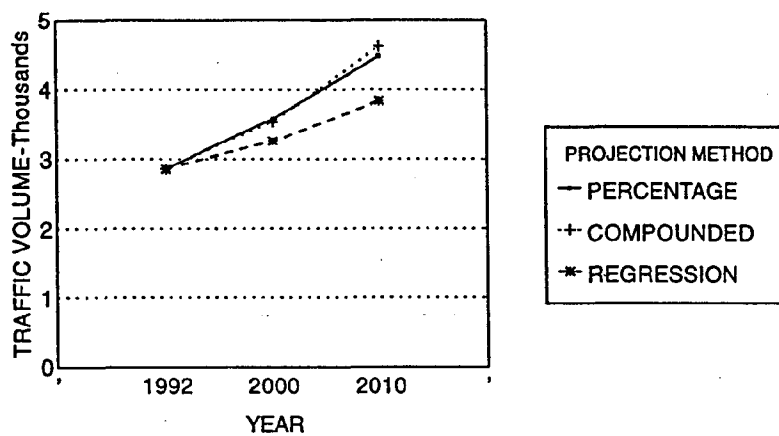


FIGURE 17 (continued)

## TRAFFIC PROJECTIONS- SITE G

FAIRHOPE



Source: South Alabama Regional Planning Commission

County Route 27 will become increasingly important in serving major movements of traffic within Fairhope and through Baldwin County as residential development increases in its vicinity. Future plans should include widening this 2-lane arterial to 4 lanes.

### ***Collector***

Nichols Avenue extends from the western edge of Fairhope to County Route 13 (Oberg Road) on the east. Windmill Road is the eastern segment of this alignment, which starts one mile to the east and extends westerly beyond County Route 27. Connecting and improving these two roads will improve east-west traffic flow to County Route 27, and also possibly reducing some of the traffic on Morphy and Fairhope Avenues in the eastern section of the City.

Presently, County Route 13's (Oberg Road) southern terminus is at County Route 44. Obtaining the right-of-way for 2 miles (from County Route 44 to 32) should be pursued. The extension of this collector would improve access in the east and to the airport and provide the City with a local parallel access route to U.S. 98.

Bishop Road is unpaved from Nichols Avenue southward to County Route 44. Improving this roadway with paving and drainage improvements would result in improved access to the Fairhope Schools within the eastern section of the City.

### ***Parking***

Fairhope's downtown offers shoppers both on-street and off-street free parking. Downtown streets are lined with angular and parallel parking. A two-hour limit, recently enacted and actively enforced, has helped to deter long-term parking. Three large municipal lots, located behind stores on both the north and south sides of Fairhope Avenue and also behind the Welcome Center on Section Street. Access to these lots is off of Section Street, Church Street and Bancroft Street. These are easily accessible and have no time restrictions. Small signs indicating public parking with the City's logo identify the sites. Parking lots are not fully utilized and people who are unfamiliar with the City, as well as local residents, may not be aware of these lots. It is recommended that standard parking signs (green background with a large white "P") be used in addition to the others, as the "P" is internationally recognized and more readily visible to tourists.

The zoning ordinance does require businesses to provide parking for patrons. Parking availability is not a problem though as commercial activity continues to expand, future consideration of more off-street parking may be necessary.

### ***Signalization***

A developing traffic problem is occurring at the intersection of N. Section Street and U.S. Hwy. 98. Residential development is expanding on the east side of U.S. Hwy. 98, which will soon be widened to four lanes south of this point. An increase in conflicting traffic movements is anticipated between the residential traffic exiting the subdivisions (Rock Creek and Woodlands) and continuing southward onto U.S. 98 or N. Section Street and the traffic traveling north along U.S. Hwy. 98 and from N. Section Street onto U.S. Hwy. 98. This will necessitate a more restrictive regulation of traffic at this intersection than presently exists, for safety reasons.

### *Non-motorized Transportation*

An integrated, intermodal transportation system must address non-motorized means including bicycling and walking. Fairhope's sidewalks and paths along the bay are used extensively. The Intermodal Surface Transportation Efficiency Act provides funding for more bicycle and pedestrian paths, which should be pursued in Fairhope whenever a roadway is improved. Pedestrian crossings are frequent at the intersection of Fairhope Avenue and Section Street. Vehicular traffic signals include protected left-turns and permissive right-turns on red, which necessitate pedestrian signals at this site.

## COMMUNITY FACILITIES AND SERVICES

### *Introduction*

Ultimately, much of the respect of the citizens for the government depends upon the effectiveness of government in providing adequate facilities and services for the people. As municipalities grow and become more complex, it becomes correspondingly more difficult for government to efficiently provide these and therefore to maintain that respect. Good government is good service. It is a basic responsibility of government to anticipate, plan for, and develop public facilities and services in an orderly manner, consistent with present as well as future needs of the community.

The Community Facilities and Services element of the Comprehensive Plan presents a brief inventory and evaluation of existing public facilities and services in the community, and specifies recommendations regarding the number and location of public facilities that will be required during the planning period, to effectively serve the existing and projected population of the planning area. The governmental activities addressed in this section include general government, public safety (police and fire), public works (water, sewer, sanitation, gas, electricity, streets and landscaping), recreation, education (library and schools), health services, communications, public transportation, animal control and social services.

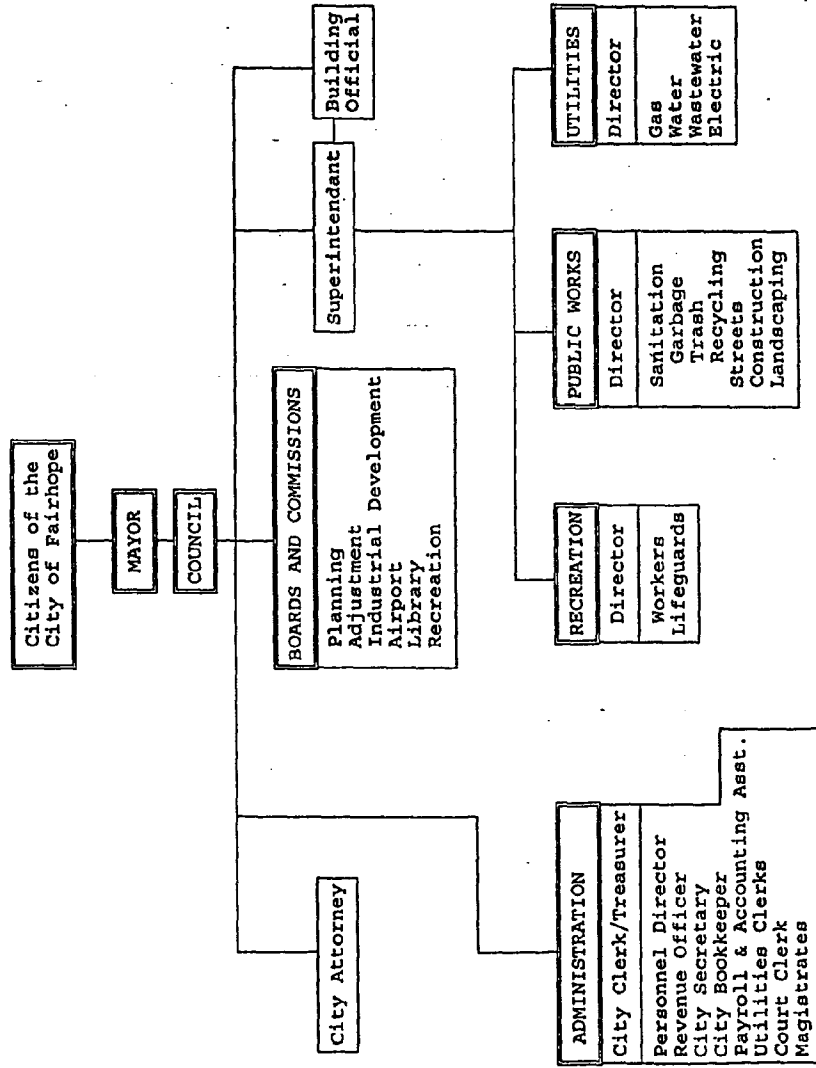
### *General Government*

The City of Fairhope, or the municipal government, was incorporated in 1908. Initially, Fairhope was founded in 1894 by the Fairhope Industrial Association of Des Moines, Iowa, which became the Fairhope Single Tax Corporation in 1904. Fairhope's governmental structure consists of a mayor, and five council members, who are elected at-large. The nature, powers and functions of this governing body are explicitly covered in the City's charter. The City Council meets on the second and fourth Monday of the month at 5:30 p.m. at City Hall. Day-to-day operations of the municipality are administered by the Mayor, who also is head of the Utilities Department, City Clerk and the various department heads. The elected officials, together with the municipal department heads, are fully acquainted with the community's assets and liabilities and are well-equipped to resolve problem issues and to plan for the future development of the City. Figure 18 illustrates the organizational structure of the City's government. The City has 180 full-time employees. It has its own Municipal Court, as well as independent boards and commissions, including a Planning Commission, Board of Adjustment, Airport Board, Industrial Development Board and Library Board.

Duties and responsibilities of the Planning Commission and the Board of Adjustment are defined in the City's Zoning Ordinance. The Planning Commission is charged with the responsibility to prepare a Comprehensive Plan, as well as to recommend to City Council matters pertaining to zoning and/or re-zoning. It is also responsible for reviewing and approving all subdivisions within the corporate limits and within the City's designated extraterritorial planning jurisdiction.

FIGURE 18

ORGANIZATIONAL STRUCTURE  
CITY OF FAIRHOPE  
1994



Source: South Alabama Regional Planning Commission



The Board of Adjustment is responsible for administrative review of appeals of decisions made by the Zoning Enforcement Officer, and the granting of special exceptions and variances to the terms of the zoning ordinance.

The Industrial Development Board is a 7-member advisory board, responsible for promoting, attracting and addressing the interests of industry in Fairhope. Discussion pertaining to the Library and Airport Boards is included in their respective sections within this element of the Comprehensive Plan.

The Fairhope Municipal Complex is located on Section Street. Most governmental functions of the City are administered from the Municipal Complex and those housed directly in it are the General Administration, the Civic Center and the Library.

The City's landfill, which is located on South Section Street contains the Public Works Department, which consolidates Water, Sewer, Gas, Electrical, Streets, Sanitation and Landscaping. Other facilities owned by the City include Fairhope's three fire stations, an adult recreation center, beachfront parks, a pier and wharf.

Financially, the City Council adopts an annual budget and operates within its constraints. The current bonded indebtedness is comprised of general obligation warrants and public improvement and revenue bonds, totaling \$3,776,271. The current debt limit is \$9,196,240, which is 20% of the assessed property value. This leaves \$5,419,969 in excess, which is available toward the total debt limit. Thus, Fairhope is in a strong financial position as far as its borrowing power is concerned.

In summary, Fairhope's financial outlook is very good. Anticipated revenues for future years should be more than adequate to cover expenditures, as well as to make necessary capital improvements. The City's borrowing power is strong and the existence of the various proprietary funds significantly increases the City's financial ability to implement needed improvements. The City's administrative capacity is excellent.

## **PUBLIC SAFETY**

### ***Police Protection***

The Fairhope Police Department personnel include 15 sworn officers and 4 dispatches. These officers include the Chief, the Assistant Chief, 4 Sergeants, 8 Patrol Officers and 1 Investigator. In addition, the department has 1 clerk, 1 meter maid and 3 part-time school guards. The dispatchers also answer the telephone for the fire department and are paid as firemen. There are approximately 4 officers per shift, and 3-4 cars out per night, one in each quadrant of the City. Back-up for emergency situations is available from the Baldwin County's Sheriff's Department, particularly in the southeast area of the police jurisdiction, and from Daphne Police Department, to the north.

The Department generally follows the State Personnel Policy regarding the hiring and training of officers. As the pay scale is competitive with other jurisdiction's law enforcement officers, there is not a problem with turnover in the Fairhope Police Department. For employment, minimum standards are required, as is certification of the use of the Intoxilizer 500, a breathalyzer testing

device. Training is encouraged and ongoing within the department, with an in-house television, instruction in pistol, radar, shotgun, driving and fingerprinting techniques.

In addition to their regular duties, officers function as escorts for funerals and for business deposits to banks. Fairhope's Police Department also provides detention facilities in four cells, located to the rear of the station. The jail does not keep violent nor mentally disturbed prisoners. For security, there is an in-house camera, and other improvements have been made to this facility, which is over 30 years old. It does represent a liability to the City. The state inspects the jail on a regular basis, as does the City Fire Marshall.

The City of Fairhope's Police jurisdiction extends 3 miles south and east of the City's corporate limits, into the unincorporated areas of Baldwin County, and up to the City of Daphne's police jurisdiction, to the north.

All police equipment and uniforms are supplied, but their proper maintenance and care are the responsibility of the officers, who receive a clothing allowance to keep up their uniform. The department provides weapons and ammunition, and the officers provide their own belts. Qualification of weapons is done twice a year. The department has 13 vehicles, two of which are annually replaced. Five cars run on natural gas, which represents a large cost savings to the City. By assigning each officer a car, which he uses on duty and is parked at his house when not on duty, there is an improved potential response time in this expanding City, as well as a greater sense of responsibility and pride, and the police presence is felt throughout the City. Other police equipment used by the department includes radar, polygraph, walkie-talkies, flashlights, fingerprinting and breathalyzer devices.

The City's communication equipment consists of a VHF Motorola base with remote units in City vehicles, including police cars. The police department has its own dedicated channel, however it is not private and this private business heard by others is not desirable. The system was replaced 6 years ago. The City's system serves the police, fire, utilities and other departments as a general communication network.

The police station is housed in its own building on the east side of Section Street in downtown Fairhope. It contains the Chief's office, a lobby, dispatch center, investigating room, fingerprinting room, secretary's office, intoxicating room, and 4 jail cells in the back. The cells are normally used for the detainment of misdemeanor offenders, and those prisoners charged with a felony are sent to Baldwin County Jail. Juvenile offenders are either released to their parents or sent to the Juvenile Detention Center in Bay Minette.

The police station does not have adequate space to accommodate all the functions that it handles and with growth of the City, the police department will subsequently need to grow accordingly. Parking at the station is insufficient, with only 2 designated spaces in front, and more in the rear. Each individual wrecking company that the City utilizes has a yard for the impoundment of vehicles.

The Police Department operated with a \$858,100 budget in FY '93, an increase of 9% over FY '92.

## ***Crime***

The national norm is 2 officers per 1,000 population. Fairhope presently has between 0.5 and 1 officer per 1,000 population. The Chief has noted little change in the nature of violent crimes, with most of the crimes committed being thefts, then burglaries, followed by assaults, approximately three-fourths of which were domestic violence. Table 36 depicts the police activity from 1984 to 1994.

## ***Future Plans***

The need for a new police facility is the first priority for the Police Department. An ideal site for this is adjacent to the Satellite County Courthouse, which is centrally located and has sufficient vacant land to accommodate this additional facility. Also, as Fairhope continues to grow not only in population, but also in area, the need for more manpower will become more critical. Four more officers will enable the City to achieve the norm necessary for a city Fairhope's size. The general perception of the City as a safe community is one that the City should maintain and work to promote.

## ***Fire Protection***

The Fairhope Fire Department has three stations, the Leo Keller Station on Ingleside Street, across from Thomas Hospital, the Roy White station, located on Thompson Hall Road in the south side of the City, and the third is at the Fairhope Municipal Airport. Currently, the fire department is strictly a volunteer force of 42 persons, including a Chief, 2 Assistant Chiefs, 2 Captains, and 4 Lieutenants. The City does include the department in its budget expenditures, specifically for equipment and for the dispatcher at the police station. The Fire Department's jurisdiction, depicted in Figure 19, extends beyond the corporate limits of the City, encompassing 45 square miles. The Department's inventory is shown in Table 37.

The Fire Department's responsibilities to prevent the outbreak of fire in the community include promoting fire prevention education among children. Programs are presented to school children from kindergarten through the fifth grade by the fire department during Fire Prevention Week every autumn. Other functions include their involvement in medical emergencies in all traffic collisions within the City limits and assistance with the "jaws of life" for collisions outside the City limits.

Inspection services are also performed regularly in addition to firefighting duties. An investigation follow-up is conducted after a fire has occurred, and if arson is suspected, the State Fire Marshall investigates further.

TABLE 36

**TEN-YEAR POLICE INFORMATION SUMMARY  
CITY OF FAIRHOPE  
1984 - 1994**

FISCAL YEAR	1984-1985	1985-1986	1986-1987	1987-1988	1988-1989	1989-1990	1990-1991	1991-1992	1992-1993	1993-1994*
CALLS FOR SERVICE - Total Calls	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	59,348	58,959
PATROL CALLS	5,011	5,269	4,801	5,305	5,453	6,460	6,054	6,799	7,738	7,207
SWORN OFFICERS	14	14	13	13	13	13	14	14	15	15
CRIMES										
Total	372	363	376	478	467	527	566	783	815	819
Homicide	2	1	1	0	4	2	0	2	2	0
Rape	1	2	3	3	3	4	6	2	3	3
Robbery	0	1	3	4	1	12	3	18	4	6
Aggravated Assault	20	26	21	31	36	57	129	209	285	242
Violent Crimes - Total	23	30	28	38	44	75	138	231	294	251
Burglary	128	91	110	123	141	152	135	185	204	189
Theft	208	211	219	301	266	291	286	352	306	359
Vehicle Theft	15	31	19	16	16	9	7	15	11	20
Property Crimes - Total	351	333	348	440	423	452	428	552	521	568
ACCIDENTS										
Total	439	425	386	431	416	414	445	486	565	580
Fatalities	1	3	1	0	0	2	1	0	0	1
Injury Accidents	47	51	52	45	41	48	45	44	55	65
ADULTS JAILED	N/A	N/A	743	774	772	705	678	830	938	972

\* Through October 1994

Source: City of Fairhope Police Department

**FIRE DEPARTMENT'S JURISDICTION  
CITY OF FAIRHOPE  
1994**



---

TABLE 37

FIRE DEPARTMENT INVENTORY  
CITY OF FAIRHOPE

<u>Station #</u>	<u>Equipment</u>
1	90' platform aerial truck-pump 1,000 gpm  El Hush Pumper-pump 1,500 gpm 1,500 feet of 4" hose 800 feet of 2.5" hose 500 feet of 1.5" hose 1973 Ford pumper (reserve) 925 grass truck 1992 Rescue Truck - cascade system/jaws of life
2	El Hush Truck Pumper 1971 Ford Pumper Old Army 2.5 ton truck - carries 800 gallons of water 917 truck - carries 600 gallons - for wood & grass fires 1935 parade and mascot truck
3 (Airport)	Crash truck

---

Source: City of Fairhope Fire Department

The Fire Department's operating budget for equipment and dispatcher was \$343,400 in FY '93, an increase of 66 percent from FY '92.

***Training***

A training center is located on 5 acres, which contains a 2-story simulated house (burn building), with an attic and an attached garage. The walls in the house are removable/adjustable so that the firemen do not become accustomed to it, and training is more realistic, as they would not be familiar with the layout of a house. Practice drills are held twice a month. One firefighter recently received state certification as an Alabama Fire College instructor so that the rest of the department could pursue continuous training in Fairhope.

### ***Response Time and Available Water***

The response time to a fire call is approximately 3-4 minutes. The available water flow for the fire suppression ranges from 1,500 gpm to 500 gpm depending upon the equipment. As the City annexes land, particularly in the north, water flow availability is a problem. The water main needs to be increased in this area to 12 inches to increase the volume. There are sufficient fire hydrants located throughout the City.

### ***Future Plans***

The priority need of the Fire Department is a new fire station on the north side of the City. This is necessary to maintain the ISO rating of the City. The station will cover the new developments located on the northeast side of U.S. Highway 98, particularly Rock Creek. A new 12-inch water main is needed to serve this area. Also, the department needs a pumper at the airport to serve this potentially expanding resource that the City recently took over. Replacement of the aerial truck with a 75-foot ladder truck is another equipment need, as is the continual replacement of apparatus and equipment as it becomes aged and fatigued. Expansion of the training center to include a drafting pit, flammable pit, flammable transport simulator and classroom will augment the training capabilities of the firefighters.

The City should consider paid personnel within the fire department. The Chief is presently a City employee who is granted flexibility in his current job for fire department business. However, with Fairhope's growth and expansion, this job will require increasing time and if the Chief is not a City employee, this would not be possible. In addition, manpower will need to be increased. The department's goal is 50 firefighters by 1995.

### ***Performance***

During 1992, the Fairhope Fire Department fought approximately 198 fires, with no fatalities, which was a decrease from the 218 fires and 1 fatality in 1991. Fire department activity from 1984 to 1993 is summarized in Table 38.

Fairhope has mutual aid agreements with the City of Daphne, and the neighboring communities of Marlow and Barnwell. Should a fire occur in any of these communities and overwhelm that area's fire suppression resources, the other communities will provide assistance. The effectiveness of this agreement may be diluted in the event of out-of-town forces being diverted to their own emergency.

### ***Fire Rating***

The City possesses a class four fire rating. This rating is tied of certain performance standards and criteria, such as the number and placement of fire hydrants, number and manpower of firehouses, number and type of apparatus, etc.

TABLE 38

**TEN-YEAR FIRE DEPARTMENT ACTIVITY  
CITY OF FAIRHOPE  
FY 1983 - FY 1994**

FISCAL YEAR	1984-1985	1985-1986	1986-1987	1987-1988	1988-1989	1989-1990	1990-1991	1991-1992	1992-1993	1993-1994
STRUCTURE	66	47	32	41	32	33	34	29	33	
VEHICLE	24	32	28	25	15	20	18	30	22	
GRASS, BRUSH, RUBBISH	53	35	23	23	35	36	25	39	27	
RESCUE	14	6	7	6	8	7	9	9	7	
OTHER	15	14	3	31	13	9	7	41	35	
HAZARDOUS CONDITIONS	3	5	3	5	8	12	14	5	4	
GOOD INTENT	1	2	2	10	15	17	18	13	14	
FALSE CALLS	30	17	17	17	20	21	26	52	56	
TOTAL FIRE CALLS	186	158	115	158	146	155	151	218	198	
FIRE FATALITIES	0	1	0	1	0	0	0	1	0	

Source: City of Fairhope Fire Department



### ***Emergency Communication District***

Located in Robertsedale, Baldwin County's Emergency Communication District is the Baldwin Central 911 dispatch center. Its critical and sole mission is to forward calls to the appropriate authorities. Fairhope's Police and Fire Departments are connected to these emergency calls, as is Lifestar, Fairhope's ambulance service.

Lifestar provides service to all of the Eastern Shore through its two stations, one of which is located in Fairhope and the other in Daphne. The station in Fairhope responds to calls in the Montrose and Barnwell communities and other adjacent unincorporated areas in Fairhope's vicinity. There are 2

Vehicles housed in the Fairhope station with an average response time of minutes from their location on Middle Street, which is off of Greeno Road. Lifestar offers advanced life support with paramedic systems in all vehicles.

There is coordination between Lifestar and South Flight, the emergency medical helicopter that is owned by the University of South Alabama Medical Department, in the event of a trauma situation.

## **RECREATION**

### ***Athletic Fields***

The City of Fairhope owns and maintains Stimpson Field and Municipal/Volanta Avenue Park. Stimpson Field contains 4 softball fields, or 2 soccer fields, depending upon the season. Municipal Park contains one football field/soccer field, a three-quarter mile track, 6 baseball fields, an outdoor regulation pool, 4 tennis courts, a fitness trail with 12 stations, 4 basketball goals and 3 outdoor and 1 indoor batting cage. Both facilities also have concession stands. The recreation program offered by the City operates baseball, soccer, basketball, softball and swimming. Football and track are administered by the high school. Also, swim lessons, an arts and crafts camp, and a tennis camp are held seasonally, with youths hired to run these.

The Recreation Department, a municipal department, is managed by a Department Director, with a staff of three full-time employees who are responsible for the maintenance, repair and upkeep of the facilities. Seasonal hires include 8-10 lifeguards and a supervisor. The Recreation Director is overseen by a Recreation Board of 7 members, who are appointed by the Mayor. They develop an annual budget which is submitted to the City Council. Volunteers are key in the implementation of the various programs as they organize and schedule the games, keeping the program going after its initiation. The Recreation Department has a donated computer and software to create teams.

Equipment of the Recreation Department consists of 2 72" outfront mowers, a reel mower, 2 tractors, 1 box blade, 1 bush hog, 1 push mower and 2 trucks. Assets are estimated to be valued at \$981,600.

The budget for the Recreation Department for FY 1994 was \$146,200.

The problems of the Recreation Department are apparent--too many participants and/or too few fields for practice and games, and also parking in the vicinity of Stimpson Field. There has been an average increase of 15% to 20% participants per year in the recreation programs. Children were turned away last year due to the lack of fields for soccer. The City does not have a policy that only residents may participate in its recreation programs. With the growth of the City and the entire Eastern Shore, the facilities, from the fields to the pool, are utilized to their maximum capacity, which is still not sufficient to meet the demand.

### ***Future Plans***

Three new softball fields, 1 baseball field, and 2 soccer fields would satisfy the current and projected need. The first priority is the softball fields. Three sites are presently under consideration. By using City labor for their construction, a considerable cost savings could be incurred. Another possibility is the installation of lights at the Municipal Park fields, which would expand its present potential use. A lower priority need is an indoor recreation facility, to contain basketball courts, an indoor track, an area for aerobics and possibly video games, which could serve as a place for youths to congregate.

### ***Beach and Pier***

The City of Fairhope acquired the beachfront parks in the early 1930s from the Single Tax Corporation, with the stipulation in the deed that the lands donated to the municipality would be used as public parks and not for the private use or gain of any individual. This facility is overseen by a Beach Department whose expenditures from the General Fund were \$30,200 in FY 1993. This is broken down into salaries, maintenance and repairs, and decals distributed to residents for free access in the summer. Revenues generated in FY 1993 totaled \$26,300. Non-residents are charged a fee from June through August.

### ***Golf***

The Quail Creek Golf Course is owned and operated by the City. It is an 18-hole course open to the public. The staff includes a head professional, an assistant professional, 7 full-time and 2 part-time pro shop and snack bar employees, 7 maintenance workers, and 2 full-time and 2 part-time cart workers. In FY 1993, the operating revenues and expenditures totaled \$868,000 and \$657,000, respectively, with retained earnings totaling \$1,722,500 at the end of FY 1993. This facility is a revenue-producing business for the City, as well as a recreational asset to the area.

## **EDUCATION FACILITIES**

### ***Library***

The Fairhope Public Library was initially organized as an effort of pioneer citizens of the Fairhope Single Tax Corporation. Personal books were lent out from Mrs. Howland until demand grew beyond her neighborly capabilities. In 1900, voluntary membership fees and community tax funds officially started the Fairhope Public Library. It has expanded and moved numerous times and in 1983, relocated to its present location at the City's Municipal Complex.

The library is open 52 hours a week and is staffed by 8 employees, 4 of which are full-time and the others are part-time. The Director has a master's degree in library science. Other staff includes an Assistant Librarian, Youth Services Coordinator, Circulation Supervisor, 3 Clerks and 1 Page. Five regular volunteers also assist in the operation. The staff are not City employees, but rather are employed by a board of trustees, to whom they are responsible.

The Government and supervision of the library is vested in the Director/Head Librarian, who is overseen by the Library Board, an independent board within the municipal government. The Board is comprised of 5 members, appointed by the City Council and mandated and regulated by the State. The Director of the library is the ex-officio member on the board.

The library has 12,000 sq. ft. and approximately 40,000 volumes available to the 8,200 registered patrons. It contains a children's wing and a meeting/tutoring room, in addition to the main room. Annual circulation is 120,000 volumes. The library also responds to reference questions, and subscribes to approximately 121 periodicals and 13 newspapers. There is a large collection of large-print books for the elderly patrons. The collection of books and other materials is continuously augmented as funds become available.

Programs offered by the library include two story/activity hours, which are targeted towards toddler/preschoolers and school-age children, a book review lecture series, and an afternoon movie for adults each week. These keep the library active throughout the year. Summer is the peak season for children and in the winter, the library is utilized most by snowbirds/retirees.

In addition to these regular services, the library serves as the off-campus library for the students of Faulkner State Community College and University of South Alabama. Faulkner also pays the library staff for 9 hours a week in order for the library to expand their hours. As part of the Alabama Public Library Service, patrons may also borrow materials by inter-library loan.

In 1959, the "Friends of the Fairhope Public Library" formed with the goal of raising funds and promoting the expansion of its services. They have provided needed services and sponsor the weekly book review, as well as the annual book sale. With a membership of over 500 people, this active groups also refurbished the reading room.

The City provided the library with a budget of \$127,200 for fiscal year 1995, or approximately 75 percent of the library's operating revenues. Utility costs are also absorbed by the City. Other major revenue sources include the State, fines, out of City memberships, which annually cost \$10 per family, and use of the copy machines.

### *Future Plans*

The library is in need of computers and complete automation, as the present network is outdated and unreliable. As technology advances, the library patrons will look to the library for more technological assistance, such as computers and access to other sources of information. In particular, the library would like to offer work processors for public use, expand the audio-book collection, establish a music compact disc collection and a video collection. Plans include adding patron access to an online catalog, and CD-ROM equipment and software.

Space restrictions have been a problem, however, plans for expansion into adjacent space in the Civic Center complex will enable the relocation of office and work space into this area, freeing up space in the main library to add shelving, study tables, and increase the reference area, also providing rooms for patrons using audio-visual materials and space for literacy tutors and students.

Funding is the main problem currently plaguing the library. The local allocation per capita is one of the lowest in the County, and without a dedicated funding source from the City, or clear policy about future funding, planning for long-term future improvements is not possible. Improved lines of communication between the library and City are also necessary.

### ***Schools***

Fairhope is served by 4 public schools, 3 private/parochial schools, a 2-year college and a branch of a university. The inventory of these is shown in Table 39.

**TABLE 39**  
**INVENTORY OF SCHOOLS**  
**FAIRHOPE**  
**1994**

<u>Name</u>	<u># Teachers</u>	<u>Grades Served</u>	<u>Enrollment</u>
<b><u>Baldwin County Schools</u></b>			
Fairhope Kindergarten Center	40	K-1	525
Fairhope Elementary	39	2-3	493
Fairhope Intermediate	31	4-5	512
Fairhope Middle	44	6-8	775
Fairhope High School	63	9-12	1,008
<b><u>Private/Parochial Schools</u></b>			
Marietta Johnson School of Organic Education	6	K-8	61
Kingsway Christian Academy	20	K-9	122
<b><u>College/University</u></b>			
Faulkner State Community College	65	2-year college	~1,500
University of South Alabama (upper division)	42	college & graduate	600

Source: South Alabama Regional Planning Commission

Baldwin County Board of Education administers the public schools. The new high school, which opened in 1993, enabled the existing facilities to serve the younger students. Fairhope schools draw students from the unincorporated communities, in particular, Montrose, Barnwell, Marlow and Point Clear.

The private/parochial schools serve the Eastern Shore and Baldwin County. They range from a traditional parochial school, Kingsway Christian Academy, to a non-traditional school which is intrinsic in the history of the Fairhope Single Tax Colony, the Organic School. Founded by the colonists, it has a more independent approach to learning. The private schools charge a fee for tuition.

The educational facilities are adequate for the existing and projected population needs of the community. Baldwin County Board of Education does not have any plans at the present time for any new construction and/or improvements in Fairhope.

## **MISCELLANEOUS**

### ***Airport***

Fairhope recently acquired the operation of the airport in August 1994. It is located on municipal land, and facilities includes 6,600 x 75 foot runway, a tie-down hangar, a pilot lounge, restrooms, and lobby. Staff consists of 2 full-time and 2 part-time employees who manage the facility, and perform bookkeeping, fueling, aircraft cleaning and oversee the supplies and inventory.

The Fairhope Airport Board, an independent board of 7 members appointed by the Mayor, is responsible for this \$3.6 million asset. A grant for the expansion of the taxiway for \$300,000 will enable the facility to expand its potential. Hangar space is currently available, and once this is leased the airport can be fully occupied.

The airport can be a catalyst for further industrial development of the surrounding area.

### ***Wharf***

Fairhope's municipal fishing dock, located at the Fly Creek outfall into the Mobile Bay has docks available to both fishermen and to pleasure boats. Low rates are offered by the City at the fisherman's wharf, however there are still 4-5 empty docks. Pleasure boats generate more income for the City and these docks are full. It is recommended that in order to generate the income required to replace the jetty, more docks must be leased to pleasure boats, until the need for more fishing docks increases.

## UTILITIES

The City of Fairhope is unique in many ways. One area is the utility assets that the City owns. These systems function as enterprises and fund the City, enabling Fairhope to avoid levying a sales tax. The electric, sewer, water, gas and garbage systems are all responsible to the Building Superintendent.

### *Water*

Fairhope Water System is supplied by 5 municipally-owned wells. The general service area of the water system includes the incorporated area as well as unincorporated areas south and east of the City, supplying approximately 8,887 customers. The 5.7 million gallons per day water supply is distributed along mains ranging in size from 2 to 12 inches. There are 4 elevated storage tanks with a total storage capacity of 3.6 million gallons. Water is treated at the wells and potable water supply capacity is also 5.7 million gallons per day.

The average daily consumption is 2.5 million gallons, with an average system pressure of 65 PSI, and low system pressure of 50 PSI. PVC pipe is prevalent in this system, whose average age is 25 years old.

When the City of Fairhope annexed Rock Creek subdivision, the existing and future demand on the water system increased significantly. An additional well is planned to meet this demand, as well as firefighting capabilities at Rock Creek. Also a larger, 12-inch main will be installed. The design and plans of this project are complete.

### *Wastewater System*

The City is served by a wastewater treatment plant. It has an average daily treatment capacity of 2 million gallons. Daily flow totals approximately 1.3 million gallons, serving 4,252 customers, approximately 85 percent of whom are residences and 15 percent are commercial users. The service area extends beyond the corporate limits; the Grand Hotel is the single largest user of the system.

Solid waste disposal is located at the landfill in Fairhope and the effluent is disposed of at Mobile Bay. Infiltration is a continual problem, which requires constant attention and study. The widening of U.S. Highway 98 through Fairhope included replacement of and upgrading the lines.

The top priority is upgrading the wastewater treatment plant. An additional tank presently used for storage of stormwater can be used for treatment in the future, thereby increasing the system by 2 million gallons per day, when necessary.

The water and wastewater fund's operating revenues totaled \$1,823,100 in 1993, and operating expenses were \$1,243,000. Historically, total assets of this fund have increased and were \$10,125,300 in FY 1993, the majority of which is in property, plant and equipment. The retained earnings in the fund decreased from FY 1992 to 1993 from \$2,012,600 to \$1,983,600.

### ***Electric***

The City of Fairhope supplies electricity to 5,083 customers. Operating revenues of the Electric Fund in FY 1993 were \$6,513,200 and expenses were \$5,332,900. This represents a money-producing resource for the City.

### ***Gas***

The City of Fairhope purchase gas from Koch Gateway and sells gas to 5,518 customers. The service area extends from Bay Minette to Barnwell, including Stapleton, Spanish Fort, Point Clear, Daphne and Belforest. Gas is supplied through 340 miles of 6-inch to 2-inch steel and plastic lines. There are no storage facilities. Staffed by 10 workers and 1 part-time worker, the Gas Department lays pipe and also replaces the dirt and yards as necessary.

The natural gas fund generated \$3,095,700 in operating revenues in FY 1993 and the operating expenses totaled \$1,744,600 in this same period. This represents an increase from FY 1992 of 7 percent in revenues and 10 percent in expenses.

The system's problems are the accelerated growth in new development that the City is currently experiencing. The demand for gas exceeds the supply of new lines, and manpower and equipment are trying to keep up with the demand.

### ***Public Works***

The Public Works Department is responsible for the collection of garbage, trash and recycling, and also the streets, construction, landscaping, landfill and the transfer station. This department has a staff of 40 people. Equipment includes 2 garbage rear loaders, 1 recycling rear loader, 3 boom loaders for trash, 1 rear and 1 flatbed truck, 1 leaf truck, a bulldozer, 1 tractor trailer, 2 front-end loaders for the streets, 2 backhoes, 1 boxblade, 1 tractor, 1 side-arm tractor, 5 out-front 6-foot mowers, 3 dump trucks, 1 vacuum sweeper, 2 water trucks, and other miscellaneous equipment. All equipment is obtained by the City on a lease-purchase basis, and is replaced every 5 years. This saves the City the expense of obsolete equipment and proves to be the most beneficial and economical method.

### ***Sanitation Services***

The City of Fairhope provides sanitation services for its residents for a minimal fee of \$6.80 per month. Collection of garbage is at night, twice a week, for 4,000 customers and approximately 350 businesses. Trash and recyclables are picked up once a week. The City owns its landfill and the available space is estimated to last an additional 10 to 12 years. Contractors are prohibited from using the landfill. The City is responsive to the needs of its residents by offering a back door service to those unable to bring their trash or garbage to the street. The fee for this is the standard fee if the residential has a medical claim; without the medical claim, the fee is increased for this service.

### ***Recycling***

The City encourages recycling of glass, paper and aluminum cans and offers a weekly curbside recycling service to all residents at no additional cost. This is not a mandatory program and to date approximately 54 percent of the residents participate. In order to encourage participation, a differential fee schedule for garbage and trash collection for recyclers versus non-recyclers is under consideration. The City receives revenue from selling these recycled goods.

### ***Intergovernmental Coordination***

Fairhope, along with all other municipalities in Baldwin County, has confirmed that they will be a part of the Solid Waste Management Plan developed by the Baldwin County Commission. This is not a "county plan" but a "local plan", in which all are an important part. Fairhope will retain full control of its solid waste operations, but is committed to making major improvements in the management of solid waste.

### ***Streets***

The City has few unpaved streets within the corporate limits. All resurfacing work is contracted, and the street department is responsible for repair work. The streets and sidewalks represent potential liabilities to the City. Survey crews are sent out to respond to complaints as well as to foresee problems and alleviate this. Funds from the gas tax pay for the costs of resurfacing the City's streets. Historically, the largest expenditure of the general fund is the street department, which received \$1,202,600 in FY 1993. The majority of the expenditure is for salaries and for materials, supplies and landscaping.

Fairhope is noted for its attractive landscaping. Although this is purely an aesthetic attribute and a cost to the City, its rewards are multiple. This element of good urban design promotes the unique character and sense of place which Fairhope has fostered and developed over time. The design of this individual element provides an impression of the community and acts as a catalyst for other urban design techniques and methods, undertaken by private concerns. Together, the public and private urban design efforts, give a sense of community image.

### ***Health Services***

Located in Fairhope, Thomas Hospital is a comprehensive healthcare, 150-bed facility, serving the Eastern Shore. It provides emergency care, inpatient and outpatient surgery, advanced diagnostics and social support. Medical services are rapidly expanding in response to the population and its needs. To date, there are 49 physicians and 7 dentists in Fairhope.

All types of specialties are offered within thirty minutes in the County due to the proximity to Mobile and Pensacola. Mobile houses the University of South Alabama Medical Center, Mobile Infirmary, Springhill Memorial, Providence and other clinics. Pensacola has Sacred Heart and Baptist Hospitals.



There are three nursing homes in the planning area, Eastern Shore Health Care Center, Montrose Bay Health Care Center and Our Southern Home. Two other major nursing homes are located in Daphne.

Public health facilities, administered by the Baldwin County Health Department, closed its Fairhope clinic. The closest clinic is now in Foley. This provides complete home health services, employing nurses, aides and physical therapists. Services include care for maternity, family planning, women and infant care, care for hypertension, tuberculosis, sexually-transmitted diseases and immunizations.

### ***Animal Control***

The City of Fairhope employs an animal control officer and utilizes the Baldwin County Animal Shelter located in Magnolia Springs, which charges \$5.00 per animal.

## **COMMUNICATIONS**

### ***Post Office***

The Fairhope Post Office, located downtown on Fairhope Avenue, is readily accessible. Built in 1988, it is 18,000 square feet, containing 2,000 installed post office boxes. Presently 1,500 of these are rented. The staff is comprised of 35 persons, including the Postmaster. Daily there are 9 rural routes and 7 city routes from this facility, with approximately 75,000 pieces of mail being handled. Parking for 40 cars is provided on-site. There is space available for approximately 2,000 more boxes as the need increases. The post office was designed with growth in mind and will not require additional expansion within the planning period.

### ***Radio and Television***

There is one licensed radio station in the City of Fairhope and no television stations. Fairhope is served by radio and TV facilities in Mobile and Pensacola, as well as cable television.

### ***Transportation***

Baldwin Rural Transportation System (BRATS) is the public transportation system serving the Fairhope planning area. Providing service 7 days a week, BRATS operates 40 buses and vans on 70 fixed routes for work-based trips and also provides demand response service from 9 a.m. to 2 p.m. In the 7 years since its inception, it has grown substantially, from 3 vehicles to the 40 radio-equipped vehicles. Fares are based on the distance travelled. There are approximately 250,000 passenger trips per year, 25 percent of which are made by the elderly. Staff includes 11 paid drivers, 31 volunteers and 6 office personnel. Funding sources include a grant from the federal government, fare box revenues, contracts with the Baldwin County Department of Human Resources and contributions from the Baldwin County Commission. BRATS is centrally located in Robertsedale.

Fairhope residents utilize BRATS on fixed routes and also on a demand response basis.



## LAND USE

- Goal:** Efficiently manage and regulate land-use types, locations and densities in combination with natural and man-made resources, in order to provide the residents of Fairhope with an aesthetically pleasing, economically beneficial and socially adequate environment.
- Objectives:**
- Ensure that all new and existing land uses will be adequately served by facilities, and that all site plan reviews consider the availability of public services and facilities.
  - Manage future growth and development using the City's Comprehensive Plan, Zoning Ordinance, and Future Land Use Map revisions thereto, as a guide. The subdivision of land will be regulated subject to the City's Subdivision Regulations, and also the requirements for compatibility of adjacent land uses, including buffers between significantly different types of land uses, (e.g., commercial and low-density residential).
  - Continue to require, maintain and promote a safe and efficient transportation network in future development.
  - Include requirements in the City's Zoning Ordinance for non-residential land uses, as shown on the Future Land-Use Map, that promote economic development while protecting the City's character and natural resources.
  - Continue to eliminate land uses inconsistent with the character of the area or with the Future Land Use Map. This should be accomplished through rezoning and the requirement that all proposed site plans and subdivisions conform to the Future Land Use Map.
  - Encourage the protection of natural resources from negative impacts of development activities and that future land uses be coordinated with appropriate topography and soil conditions.
  - Discourage urban sprawl and leap-frogging of commercial developments.
  - Encourage rehabilitation of run-down areas and the removal of dilapidated structures.
  - Provide for an orderly well-planned community with compatible land uses, through enforcement of the adopted Comprehensive Plan and the Zoning Ordinance.

8. Vacant - This includes subdivided land which has no structure on it and is void of any development.

The following is a narrative analysis by major land use category.

### *Existing Land Use Inventory and Analysis*

The corporate limits of Fairhope contain 5,899 acres, of which approximately 4,399 acres (74.6%) are developed. Within the Fairhope Planning Area, there are approximately 22,312 acres, the majority of which, 21,041 acres (94.3%) are developed. Table 40 shows the land area and Table 41 classifies the existing land uses, both for the corporate limits and for the urban fringe, which together comprise the Planning Area. The Existing Land Use Map is portrayed in Figure 20.

### ***Introduction***

As the traditional cornerstone for the Comprehensive Plan, the Land Use Section sets forth the physical plan for future development of the City of Fairhope. This section designates the appropriate locations for future land uses and establishes the policies regarding the location and development of all land uses.

The inventory and analysis of the existing use of land in a community is of special interest to community planning because the future development of the community will be based on strengthening of the positive aspects and character of present and past land use patterns.

A comparison between the current land uses and the land zoned for each particular use will provide the basis for the future land use plan.

### ***Physical Characteristics***

The physical characteristics of the land help to mold the location, intensity and types of development. An inventory of the land includes its physical features, namely topography, drainage and soils, as well as its man-made features. It is instrumental in determining the potentials and constraints of future development.

### ***Land Use Survey***

---

**TABLE 40**

**PLANNING AREA ACREAGE  
FAIRHOPE  
1994**

<u>Land Area</u>	<u>Acres</u>
Corporate Limits	5,899
Urban Fringe	16,413
Total Planning Area	22,312

---

Source: South Alabama Regional Planning Commission Survey, 1994

TABLE 41

**EXISTING LAND USE  
FAIRHOPE PLANNING AREA  
1994**

	Acres			Percent of Developed Land			Percent of Total Land		
	Corp. Limits	Urban Fringe	Total Planning Area	Corp. Limits	Urban Fringe	Total Planning Area	Corp. Limits	Urban Fringe	Total Planning Area
Residential - Single-Family Multi-Family	2,329 2,259 70	6,675 6,675 0	9,004 8,934 70	47.2 45.8 1.4	41.4 41.4 0	42.8 42.5 0.3	39.5 38.3 1.2	40.7 40.7 0	40.3 40.0 0.3
Commercial	265	166	431	5.4	1.0	2.0	4.5	1.0	1.9
Industrial	483	0	483	9.8	0	2.3	8.2	0	2.2
Public / Semi-Public	866	330	1,196	17.6	2.1	5.7	14.7	2.0	5.4
Resource Production & Extraction	389	8,454	8,843	7.9	52.5	42.0	6.6	51.5	39.6
Transportation, Communication & Utilities	598	486	1,084	12.1	3.0	5.2	10.1	3.0	4.9
Total Developed Land	4,930	16,111	21,041	100.0	100.0	100.0	83.6	98.2	94.3
Total Undeveloped Land	969	302	1,271				16.4	1.8	5.7
Total Land	5,899	16,413	22,312				100.0	100.0	100.0

Source: South Alabama Regional Planning Commission, Survey, 1994

---

**FIGURE 20**  
**EXISTING LAND USE**  
**FAIRHOPE**  
**1994**

---

**Source: South Alabama Regional Planning Commission**

## *Residential*

Residential development is the largest use of developed land both within the City of Fairhope and in the Planning Area. Single-family residential development is predominant, however, multi-family developments and trailer parks and modular/ manufactured homes are scattered throughout the City, primarily outside of the urban core.

Residential land use represents 2,329 acres of land (47.2% of developed land) within the corporate limits and 6,675 acres (41.4% of developed land) within the fringe area or 40.3 percent of the total Planning Area. The patterns of growth within the City seem to be that of single-family, medium density residential expansion in new subdivisions in the western and northern portions of the City. Recent annexations to the north expanded the low-density residential land use of the City. The older residential sections of Fairhope spread outward from the central business district, along the major transportation arteries.

The majority of this residential land use is devoted to single-family housing, including mobile homes. Due to the predominance of single-family developments, housing densities (number of housing units per acre) are rather low in the City. The City's overall average housing density is approximately 2 units per net developed residential acre.

The availability of water and sewer service in much of the undeveloped areas of the City will be an impetus to residential development in these outlying areas within the corporate limits and also within the fringe area of the Planning Area.

Mobile homes are playing an increasingly important role in housing Fairhope's population. The 1994 windshield survey indicated that this category of residential use comprises approximately 7.7 percent of the residences in the corporate limits. Generally, trailers/mobile homes are scattered throughout the southeastern section of the City and all throughout the Planning Area. This pattern of mobile home development suggests that strict enforcement of the City's Zoning Ordinance and Building Code are in order. The development of better designed mobile home parks and subdivisions in accordance with the City's Zoning Ordinance and Subdivision Regulations will help to alleviate this problem and also to protect property values.

## *Commercial*

Although commercial land use which includes retail, service and wholesale establishments, does not represent one of the largest land uses, it is an important generator of traffic. Commercial land uses occupy 265 acres within the corporate limits or 5.4 percent of the developed land. The Central Business District, which emerged in the 1970's, contains a portion of retail and service commercial ventures, located along Fairhope Avenue and Section Street. The strip development spread and now comprises several blocks. The balance of commercial land use is scattered along major arterials throughout the City, particularly along Greeno Road. In the urban fringe, this land use represents 1.0 percent of the developed land or 166 acres.

With the widening of Greeno Road and the increase in population, the demand for commercial property along Greeno Road will also increase. There are currently a minimum number of curb cuts allowed, ample off-street parking is provided, and adequate landscaping is required, therefore many of the unattractive characteristics of strip commercial activities are avoided. Vacant commercial space is available, however pressure to zone more land for this use along Greeno Road is strong.

### ***Industrial***

Industrial land use provides area residents with a source of employment and income. This type of land use, properly located to avoid conflict with incompatible types of urban development, can enhance the City's economic vitality, which is the mission promoted by the Industrial Development Board.

Industrial uses occupy 483 acres in the City, 9.8 percent of the City's developed land. Fairhope is the home of approximately 18 manufacturing establishments employing a total of over 460 people. Most of the industrial acreage is located in the southern part of the City, along the major transportation arteries, due to accessibility. Fairhope is well suited for industrial activity, considering its transportation infrastructure, labor force, topography and parcels of undeveloped land in the outlying and Planning Area.

In the urban fringe, industrial use is nonexistent, as all of this land use type has been annexed into the City.

### ***Public and Semi-Public***

The level of governmental services, educational, health, recreational and other cultural facilities is an important aspect of the total development of the City of Fairhope. These facilities are necessary for an environment which provides healthy, functional, and pleasant living conditions. They are also the major elements which enhance the human values of an area and its attraction to new residents.

Public and semi-public land use occupies approximately 866 acres or about 17.6 percent of the developed land inside the corporate limits and 5.7 percent of the total Planning Area. In addition to the Municipal Complex and waterfront parks, other uses within this category include schools, churches and cemeteries.

### ***Transportation, Communication and Utilities (TCU)***

The TCU facilities are vital elements of an urban area. These comprise 598 acres, 12.1 percent of the developed land within the corporate limits and 5.2 percent of the total Planning Area.

### ***Resource Production and Extraction***

This land use is utilized for production farming and excavation, mineral extraction. It is generally on the periphery of the Planning Area, and not within the urban area. As the City continues to grow, we will see these lands disappear and be replaced by urban development. Agricultural use comprises approximately 389 acres within the corporate limits or 7.9 percent of the City's developed land, and a large 52.5 percent of the developed land within the urban fringe, and 39.6 percent of the total Planning Area.



### *Undeveloped*

The land that is devoid of urban development is classified as undeveloped. This includes woodlands, wetlands, and vacant parcels. Within the city limits, the land use equals 969 acres, 302 acres in the Urban Fringe area, or 16.4 percent and 1.8 percent of the total land area, respectively. Any further development or future use of this land should conform with development policies that are established in this plan.

### *Zoning*

The zoning ordinance, which was most recently codified in 1992, legislates the land uses within the corporate limits. Single residential areas dominate, with the density varying from low in the northern section of the city, medium in the central and southern sections to single-family and high-density, multi-family sites located primarily adjacent to transportation arteries and business districts. There are five distinct sites zoned as a mobile home park district, all of which are in southeast Fairhope.

Business districts abut transportation arteries and the few light industrial districts abut Greeno Road and Section Street in south Fairhope. The zoning map is shown in Figure . The percentage breakdown of zoning districts and a comparison of existing land uses and zoned land is depicted in Table 42. Within each category, the amount of zoned land exceeds the amount of land currently used .

### *Land Use Relationships*

The compatibility of one land use with another in its physical or spatial relationship is a primary factor in the location of new development. The Fairhope Zoning Ordinance and Comprehensive Plan deal directly with the physical relationships of land use types, especially in the definition and mapped location of zoning districts. Industrial uses are not normally compatible with low density residential uses. Thus, there should be horizontal distance, a transitional land use type, or a physical buffer between the two. However, the physical relationship between a neighborhood business such as a grocery store and a residential area could be much closer.

The compatible location of land use types also achieves broader goals of the entire community such as adequate light, air and safety; economically it promotes and conserves the value of land, buildings, and structures; and it promotes the public health, safety, comfort and general welfare of the community. Table 43 outlines the various land use types, indicating their basic compatibility or incompatibility with each other.

**TABLE 42**  
**COMPARISON OF CURRENT AND ZONED LAND USE**  
**CITY OF FAIRHOPE**  
**1994**

	CURRENT LAND USE		ZONED LAND USE	
LAND USE CATEGORY	ACRES	PERCENT	ACRES	PERCENT
<b>RESIDENTIAL</b>	2,329	39.5	3,394	57.5
-Single Family	2,259	38.3	3,145	53.3
-Multi-Family	70	1.2	249	4.2
<b>COMMERCIAL</b>	265	4.5	425	7.2
<b>INDUSTRIAL</b>	483	8.2	527	8.9
<b>RESIDENTIAL/ AGRICULTURAL</b>	389	6.6	556	9.5
<b>OTHER (includes public, semi-public, TCU, roads, and vacant land)</b>	2,433	41.2	997	16.9
<b>TOTAL</b>	5,899	100.0	5,899	100.0

Source: South Alabama Regional Planning Commission

TABLE 43

# LAND USE RELATIONSHIPS FAIRHOPE

	RESI- DEN- TIAL	COMMERCIAL			IND.	COMMUNITY FACILITIES					TRANSPORTATION					UTILITIES						
		Single- Family	Multi- Family	General		Neighborhood	Highway	Light	Openspace	Elementary	Middle- Senior	College	Parks	Municipal Bldgs.	Terminal & Transfer Fac.	Arterial	Major	Collector	Local	Water Supply	Sewage Treatment	Solid Waste Disposal
AGRICULTURE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
RESIDENTIAL																						
Single Family	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Multi-Family	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
COMMERCIAL																						
General	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Neighborhood	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Highway	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
INDUSTRIAL - Light	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
COMMUNITY FACILITIES																						
Schools	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Parks	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Municipal Buildings																						
TRANSPORTATION																						
Terminal & Transfer Facil.	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Thoroughfares	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
UTILITIES																						
Sewer Service Plant	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Water Service Plant	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Source: South Alabama Regional Planning Commission

## **LAND USE PLAN**

"Land use" refers to the activity or development characteristic of a given parcel of land. The Land Use Plan presented in the following pages, represents the City of Fairhope's official position on all matters related to the physical use and development of public and private lands within the Fairhope Planning Area. The purpose of the Land Use Plan is to guide urban development and to prevent urban sprawl and its attendant problems, by placing limitations on the uses of land.

The technology to predict what the future will unfold has not been developed. However, it is both desirable and possible to predetermine the reasonable size and arrangement of land uses. The purpose of the Land Use Plan is to provide for adequate amounts of land for each land use based on accepted planning standards for each land use and to assure that these arrangements are harmonious.

Residential development exerts the most influence on character and livability as it uses the largest amount of space in the City. This land use presently accounts for 47.2 percent of the total land in the City. Commercial land use should be concentrated in a manner of commercial districts; and industrial uses should be confined to areas which offer little or no interface with existing or potential residential development. Efforts should be made to control the conversion of vacant land in a planned manner. With controlled and planned growth, the City will strengthen the positive aspects and character of the present land use patterns.

### ***Methodology for Future Land Use Requirements***

By utilizing existing land use patterns, facility requirements, economic factors, land development potentials, transportation needs, environmental concerns and other factors, future land use requirements can be approximated. Future annexations are not included in these calculations.

Future land use requirements, as shown in Table 44 and Figure 21, and land use estimates were based on the 1994 percent distribution of land use as noted in SARPC's land use survey. The ratios of various land use categories to residential land were then applied to the future residential land, as determined by housing to accommodate the future population for the year 2010. Total undeveloped land represents the difference between the total land area and the sum of all of the other land use categories.

### ***Residential Development***

Housing is crucial to the overall health of a community's local economy and directly affects the perception of a community's overall quality of life. Private construction expenditures for housing accounts for a large percentage of a community's total private investment for new construction and total assessed value. But more importantly, how people feel about their neighborhoods where they live and play, can be the major factor in how they perceive the quality of life in their city as a whole. Thus to maintain a high quality of life in a community, high quality residential neighborhoods are essential.

TABLE 44

**EXISTING & PROJECTED LAND USE  
FAIRHOPE PLANNING AREA  
1993 & 2010**

	Corporate Limits		Fringe Acreage		Total Planning Area	
	1993 Existing	2010 Projected Need	1993 Existing	2010 Projected Need	1993 Existing	2010 Projected Need
Residential Single-Family Multi-Family	2,329 2,259 70	2,695 2,565 130	6,675 6,675 0	6,956 6,956 0	9,004 8,934 70	9,651 9,521 130
Commercial	265	296	166	173	431	469
Industrial	483	566	0	0	483	566
Public/Semi-public	866	1,002	330	344	1,196	1,346
Transportation, Communication and Utilities	598	692	486	506	1,084	1,198
Resource Production Extraction	389	328	8,454	8,434	8,843	8,762
Total Undeveloped Land	969	320	302	0	1,271	320
Total Land	5,899	5,899	16,413	16,413	22,312	22,312

Source: South Alabama Regional Planning Commission

---

**FIGURE 20**  
**FUTURE LAND USE**  
**FAIRHOPE**  
**2010**

---

**Source: South Alabama Regional Planning Commission**

Because residential land plays such an important role in Fairhope's future economy and quality of life, planning for the development of residential neighborhoods and support facilities for these neighborhoods (such as parking, schools, shopping, public infrastructure, and public services) is a central concern of land use planning. Fairhope must be able to provide sufficient quantities of desirable housing in a variety of structural types and income ranges to meet market demand. The key to providing high-quality places for people to live is to continue to create neighborhoods in which people feel safe and comfortable.

This concept of a "good place to live" is greatly influenced by the design and function of the neighborhood. Well-designed and maintained neighborhoods create an environment that is safe from crime and protected from traffic. Neighborhood design can protect property values, and provide desired services and facilities in a pleasing manner.

While residential density is merely a measure of the number of residential structures within a unit area of land, it also affects housing types and has some impact on surrounding land uses. Residential density affects the size and spacing of arterial streets, schools and parks, and commercial areas. It is a determinant of the size of water mains and other utilities. Residential density is a significant factor in the plan for the City of Fairhope.

Residential areas should have varying densities depending upon the type of development, location and degree of improvements. Table 45 indicates residential density and lot area by type of residential development.

**TABLE 45**  
**DEVELOPMENT TYPE AND LOT AREA**  
**FAIRHOPE**  
**1994**

<u>Development</u>	<u>Min. Lot Size (Sq. Ft.)</u>	<u>Average Housing Units Per Acre</u>
Low-density, single-family dwellings	15,000	2.9
Low-density, multi-family dwellings	10,500 + 3,000 for each additional family unit over 2	4.2
Medium-density, single and family dwellings	10,500	4.2
High-density, single family dwellings	7,500	5.8
High-density multi-family (2 or more) residential dwellings	10,000 for two family +2,500 per each additional unit	4.4

Source: City of Fairhope Zoning Ordinance

It is estimated that approximately 366 acres of land will be required to satisfy the residential needs of the Fairhope's Planning Area's future population. As stated in the Housing Element, an additional 1,316 units will be needed to accommodate Fairhope's projected population of 10,950 by the year 2010. More land than the required amount has been zoned and reserved for this particular use. It is also advantageous to keep vacant land, which is potentially residential land, in the highest land use classification to prevent the blighting effects of some lower classifications. The predominance of low density, single-family residential development should be maintained in future new developments, complemented by medium density, single-family residential areas, such as patio homes.

The areas proposed for additional single-family residential development are infill in the existing single-family residential areas and also on the periphery of the urbanized area within the corporate limits. Rural residential uses are proposed on land which is already subdivided in the periphery of the Planning Area.

In 1992 and 1993 the number of multi-family units constructed exceeded that of single-family units. Multi-family residential areas are proposed to be restricted to areas adjacent to all types of commercial activity and to areas along arterial routes. Both multi-family residential and medium density residential use require water and sewer service. Therefore, all areas proposed for these uses are restricted to existing and proposed water and sewer service areas.

Because high densities create a concentrated demand within a given geographic area, high density residential areas' locations must be inter-related with the circulating system and other land uses. High-density residential areas are complimentary to shopping areas and other primary service facilities such as schools or employment centers, therefore they may logically be developed adjacent to such uses. The lower densities of multiple residential use may be located as a transitional use between higher density multiple and single family residential densities.

Multi-family housing needs will add 264 units through the planning period, requiring approximately 60 acres, depending on density.

### ***Mobile Homes***








Mobile home parks, in terms of density, are comparable to a multi-family residential use and should be treated and located as such. However, mobile homes are a rather unique form of residential use. The home is designed to be moved, and as the size of a mobile home increases, so must the equipment used to move them. Although mobile home parks are similar in density to multi-family residences, especially in terms of space allotted to each mobile home, the mobile home park spreads out horizontally over the land, thus breaking the area into many small open spaces. Such parks create certain specialized problems.

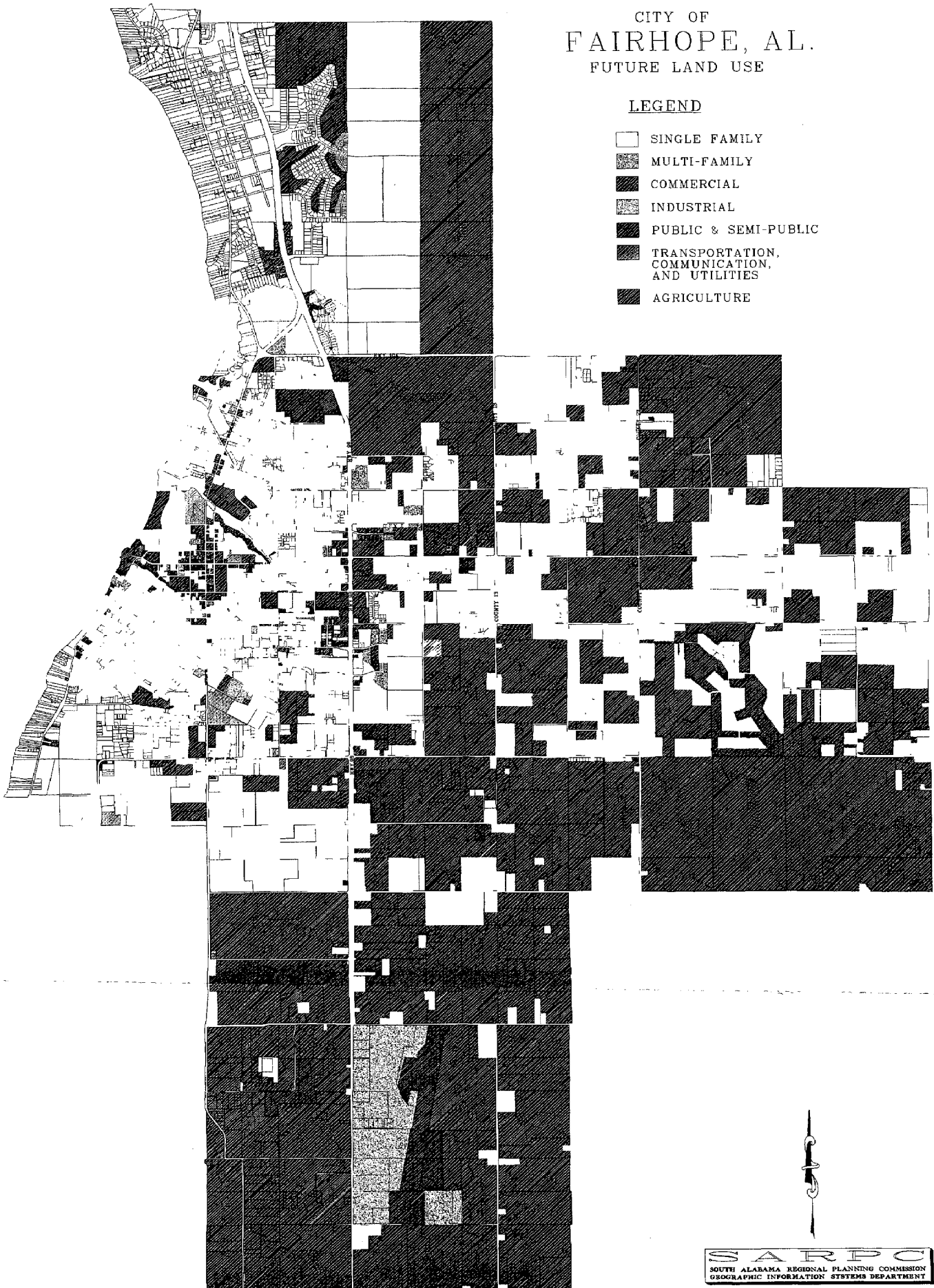
Locations for larger mobile homes should be functionally convenient to an arterial highway or major thoroughfare, due to the heavy equipment required to move them, and because they are subject to and capable of being moved periodically, and they should not be moved through adjacent residential neighborhoods. Adequate protection should be afforded the residents of mobile home parks from the adverse influence of adjoining streets and non-residential uses through proper landscaping, screening or setbacks from such streets or uses.



CITY OF  
FAIRHOPE, AL.  
FUTURE LAND USE

LEGEND

-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC
-  TRANSPORTATION,  
COMMUNICATION,  
AND UTILITIES
-  AGRICULTURE



Highway service centers should be located along arterials. Coordination with the State Highway Department should occur to prevent numerous entrances and exits along Alabama U.S. Highway 98. Consideration should be given to traffic safety and highway beautification. Strip commercial development should be avoided. Every effort should be made to group highway commercial with local commercial centers, which is presently occurring in Fairhope at U. S. 98 and Fairhope Avenue.

Highway commercial areas derive their definition and purpose from close association with vehicular traffic, arterials and major thoroughfares. These areas include activities and uses totally dependent on the motoring public as well as tourist traffic. As there is land on the east side of U.S. 98 available, vacant and zoned for this use, no major new sites have been projected on the future land use map.

### ***Industrial Development***

Industrial activities are currently limited in the southeastern section of Fairhope. These involve the processing, handling and creating of products as well as research and technological processes. Their operation has minimal external effects of noise, air and water pollution.

They should continue to be located near major transportation arteries. No natural hazards should be aggravated and the general character of Fairhope should not be changed. The Industrial Development Board should promote industrial development which is compatible with these policies. The land surrounding the airport, particularly to the west, should be reserved for this use as this that land's highest and best use and is not suitable for residential use.

It is recommended that only light industrial developments be located in the Planning Area. This type of industrial development is compatible and will not have adverse effects on the City. It is assumed that all industrial land in the Planning Area will be annexed into the City, so the Fringe Area will remain free of industry in future projections.

### ***Public and Semi-Public***

This category of land use includes local, state and federal public facilities as well as civic and cultural uses, such as churches, community clubs and association meeting halls. Recreational facilities are grouped into this broad category because they are so closely related. Public and semi-public land use should be located within easy pedestrian and vehicular travel distance to its users and should be designed to meet their specific needs.

Future public land consists of the buffer zone on U.S. 98, which is proposed as a park. This will also serve to separate residential from commercial land uses. Also, two new fire stations have been sited on the future land use map, one to the north on U.S. 98, to serve the new subdivisions in that area, and the other in the fringe area near the intersection of County Routes 27 and 44, where new residential areas will continue to develop and expand.

## ***Resource Production and Extraction***

Although land used for resource production and extraction is often viewed as undeveloped land, or open space, its value to Fairhope's economy is quite different. Within the corporate limits, these lands will continue to disappear. The loss of prime agricultural land in Baldwin County is a concern to many, thus the future land use map retains residential/agricultural districts in the Fringe Area. Attempts should be made to infill new residential developments, rather than locating them on prime agricultural land, which is not in close proximity to necessary commercial and public facilities. This will serve to protect, preserve and enhance the natural resources and physical environment of the Planning Area.

## ***Undeveloped***

This category includes undeveloped land and also includes large open areas designed to provide visual relief from continued urban sprawl and to provide protection to unique natural resources. Specific site development studies should be made for each land use, keeping in mind a certain portion of open land should be conserved. These areas include natural drainage areas, and undeveloped land. These categories will continue to diminish as the other categories increase.

## ***Annexed Land***

The City's policy will be to continue to respond to and honor individual annexation petitions by individuals and areas, as long as the land is contiguous to the corporate limits. This land will be zoned for residential use (R-1) unless it is otherwise classified by the Planning Commission and City Council and is in conformity with the Comprehensive Plan. Established zoning on a site will remain if it is compatible with the City's zoning districts. Therefore, annexation of land will simply reinforce the City's future land use plan.

## ***Interpretation of the Land Use Plan***

In analyzing the Land Use Plan, it is important to understand that the plan is intended to be a generalized guide for growth and not a map stipulating specific areas for development. The Land Use Map does propose areas for use by different land use classifications, however, there now exists a mixture of land uses in each designated land use district and there will continue to be a mixture at the end of the planning period. It is hoped that over the planning period the plan will help to eliminate and discourage some of the mixtures which are not conducive to orderly community growth. City officials should attempt to encourage the local developers to develop first those "close in" areas of the City that can be served in a more desirable, economic manner, eliminating sprawl and the financial burden of serving more remote areas.